

March 17, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 11, LPC-26-07944

249 West 45th Street – Imperial Theater

Interior Landmark – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 677 1007

Passcode: 598100

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.



kgd

Imperial Theatre LPC Package

249 W 45th St, New York, NY 10036

03/12/26

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- Existing, Previously Approved (8/12/25), and New Proposed Intermediate Level Plans
- Existing, Previously Approved (8/12/25), and New Proposed Balcony Plans

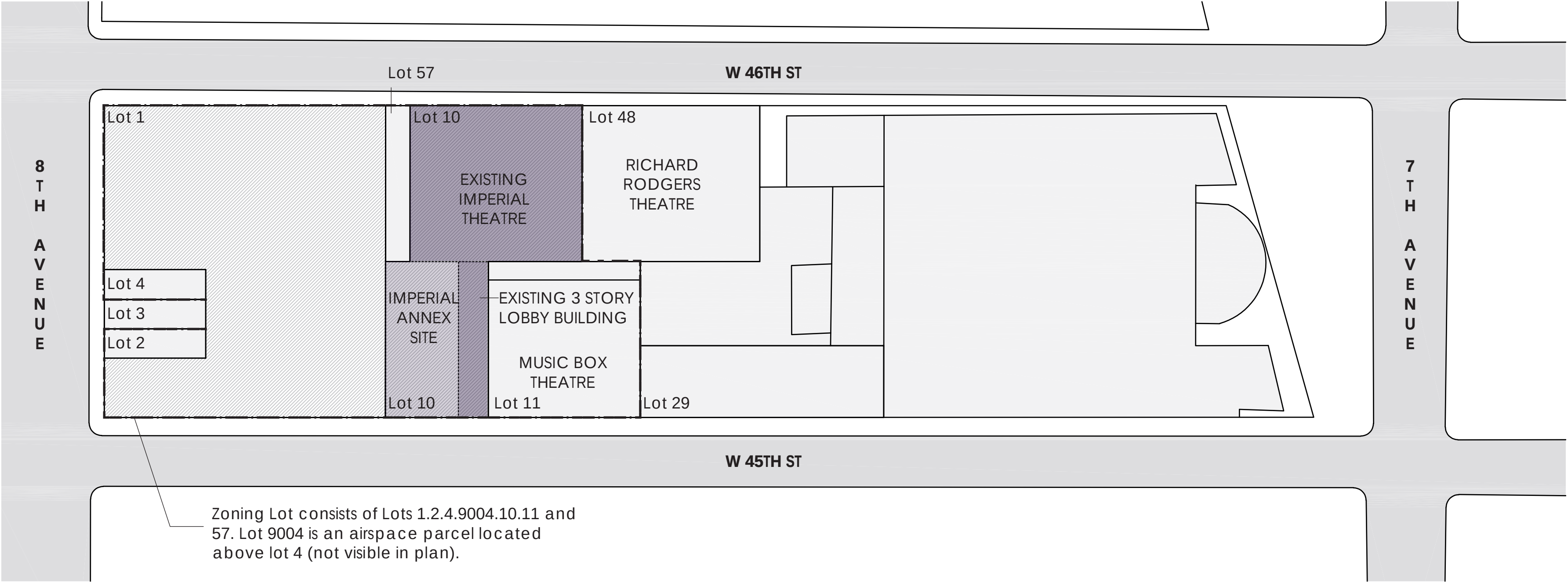
House Right Orchestra Stair Removal Balcony House Right Emergency Exit 02

Appendix 03

Site Plan

01

SITE PLAN |



*Lot 3 is excluded from zoning lot



 ZONING LOT

 IMPERIAL ANNEX SITE

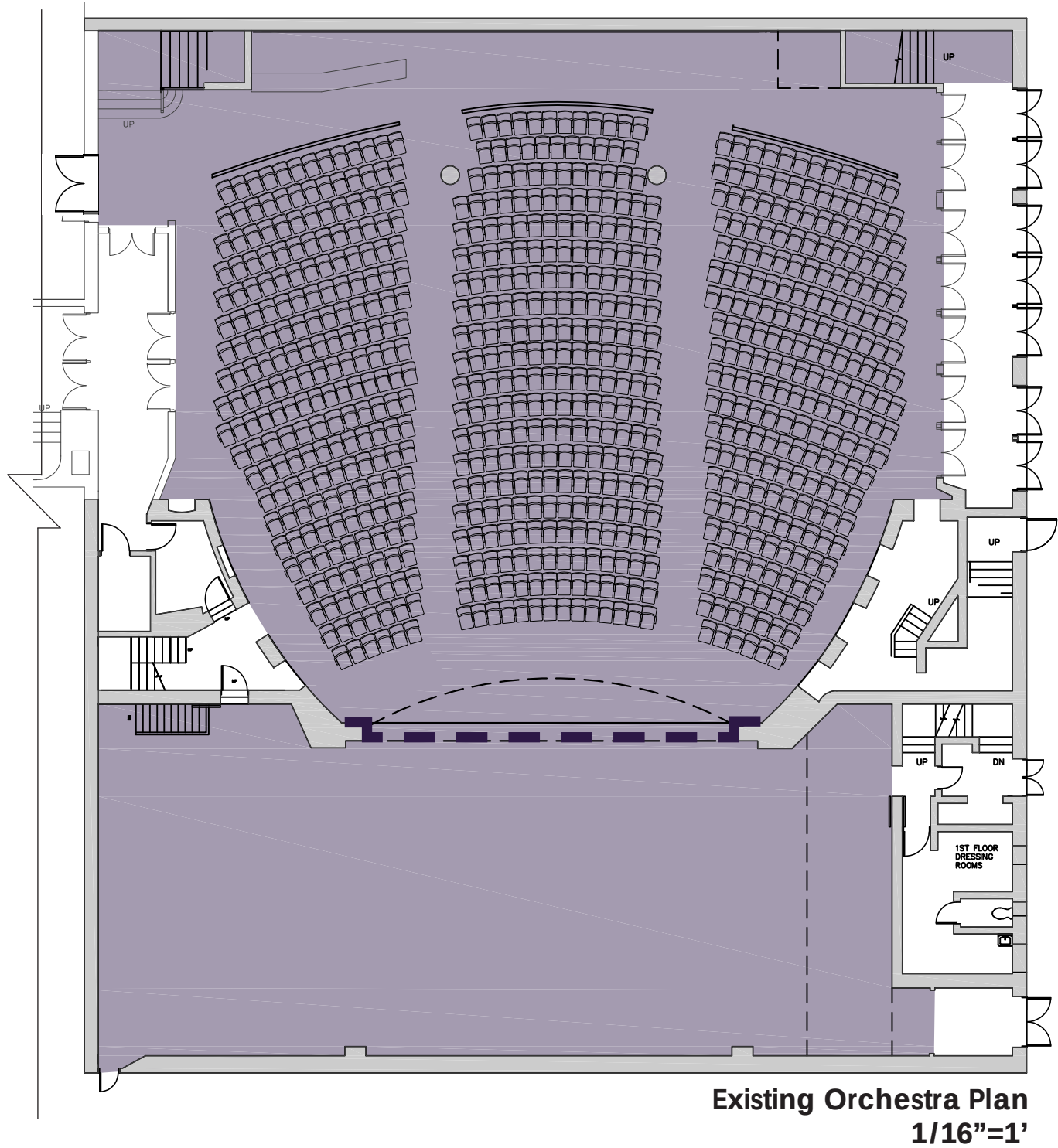
 EXISTING IMPERIAL THEATRE

 NEW DEVELOPMENT

Imperial Theatre LPC Package
249 West 45th Street
03/12/26

Designated Interior
Existing Conditions,
Previously Approved (8/12/25),
and New Proposed Alterations

DESIGNATED INTERIOR | EXISTING ORCHESTRA PLAN



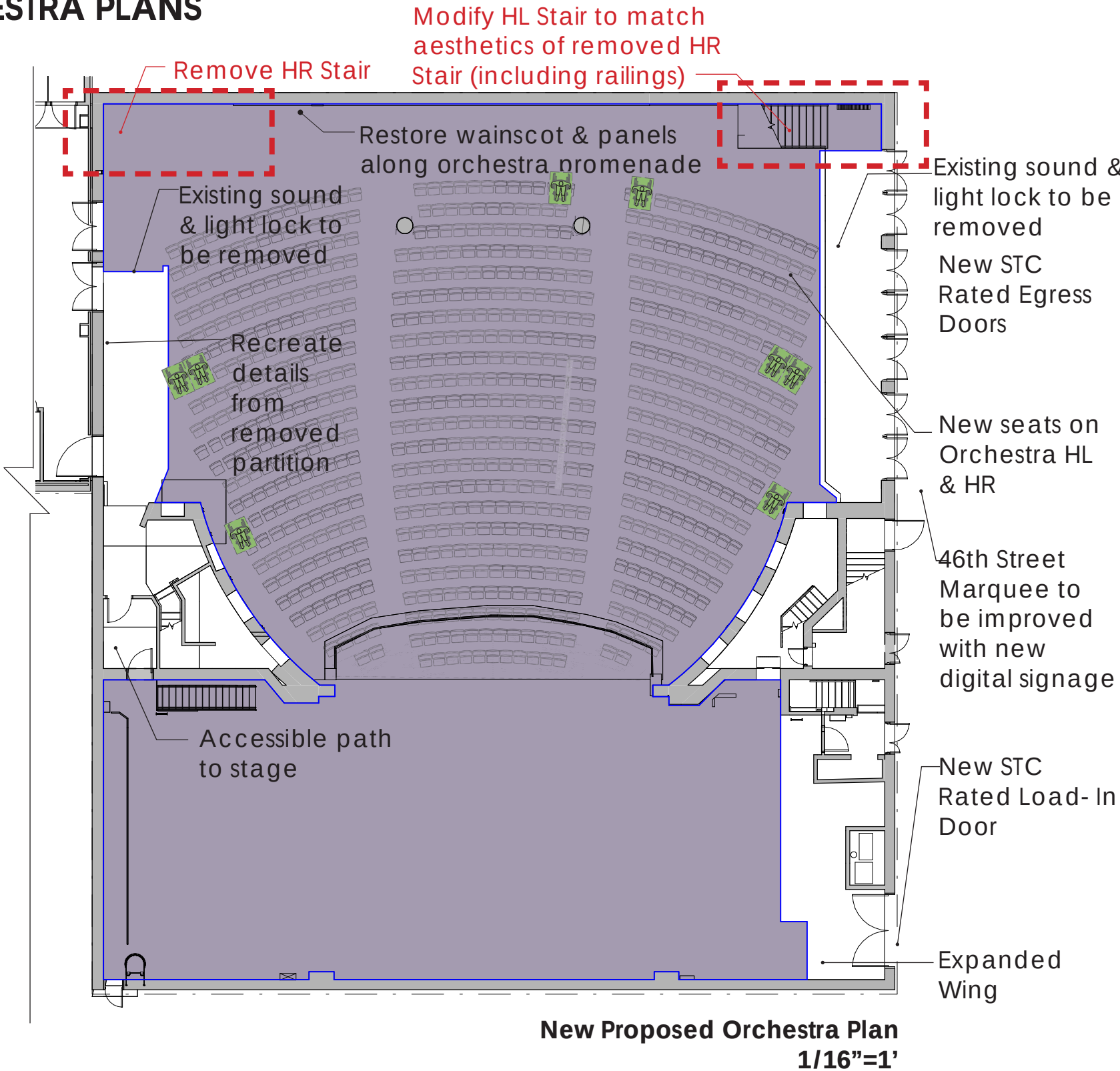
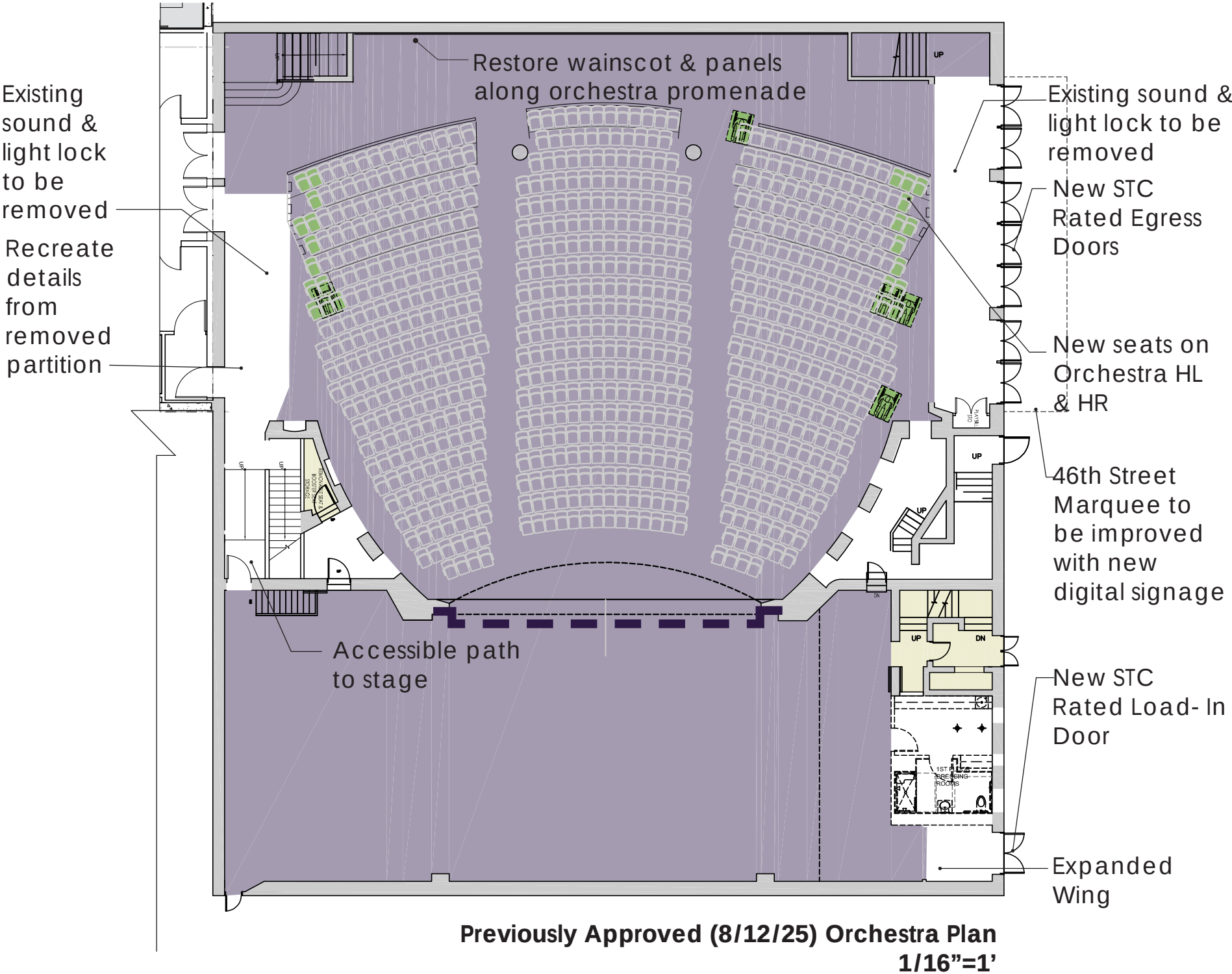
W 46TH ST



DESIGNATED INTERIOR LINE OF PROSCENIUM (DESIGNATED INTERIOR)

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DESIGNATED INTERIOR | PREVIOUSLY APPROVED AND NEW PROPOSED ORCHESTRA PLANS



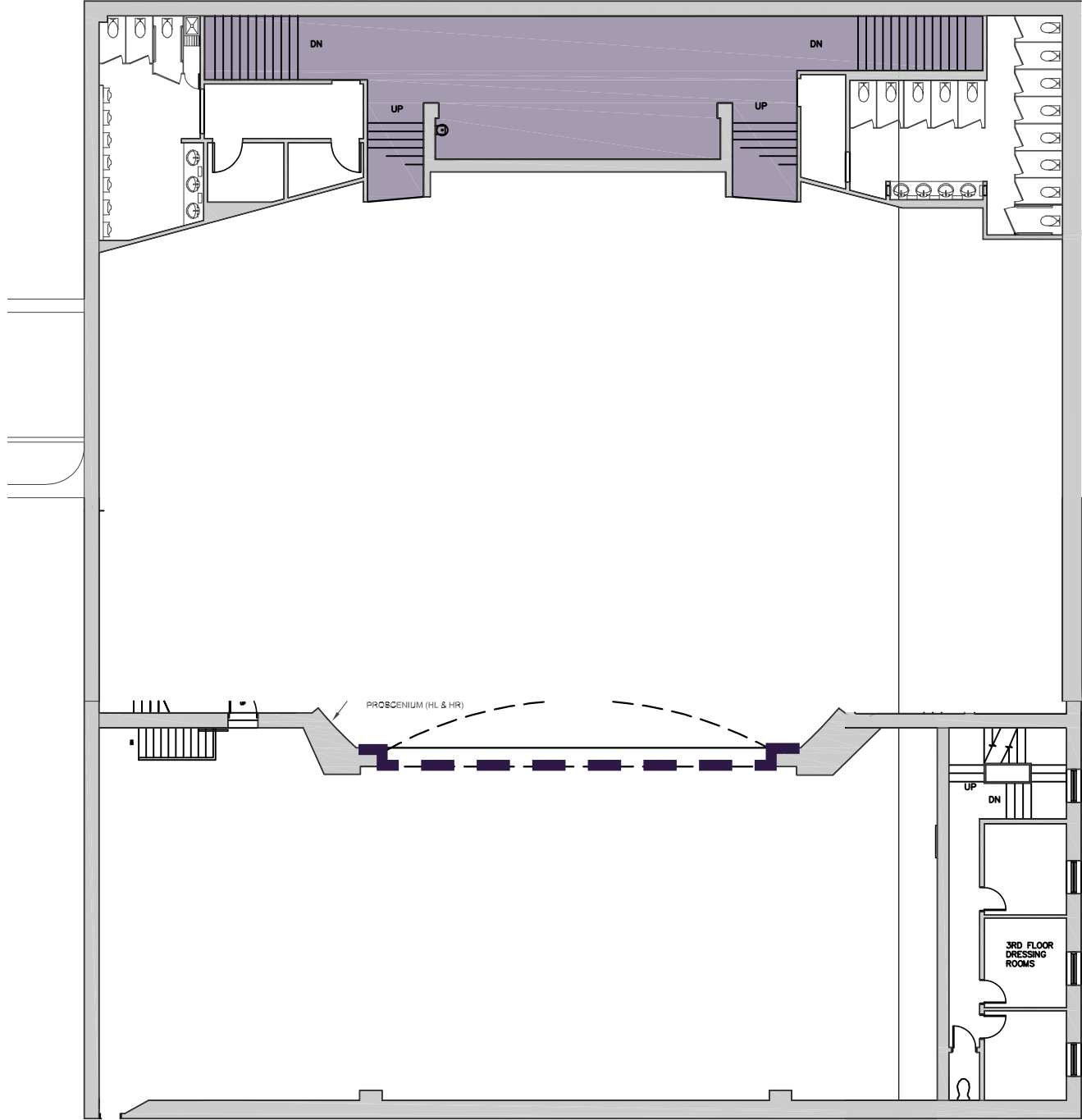
DESIGNATED INTERIOR

LINE OF PROSCENIUM (DESIGNATED INTERIOR)

Imperial Theatre LPC Package
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03/12/26



DESIGNATED INTERIOR | EXISTING INTERMEDIATE LEVEL PLAN



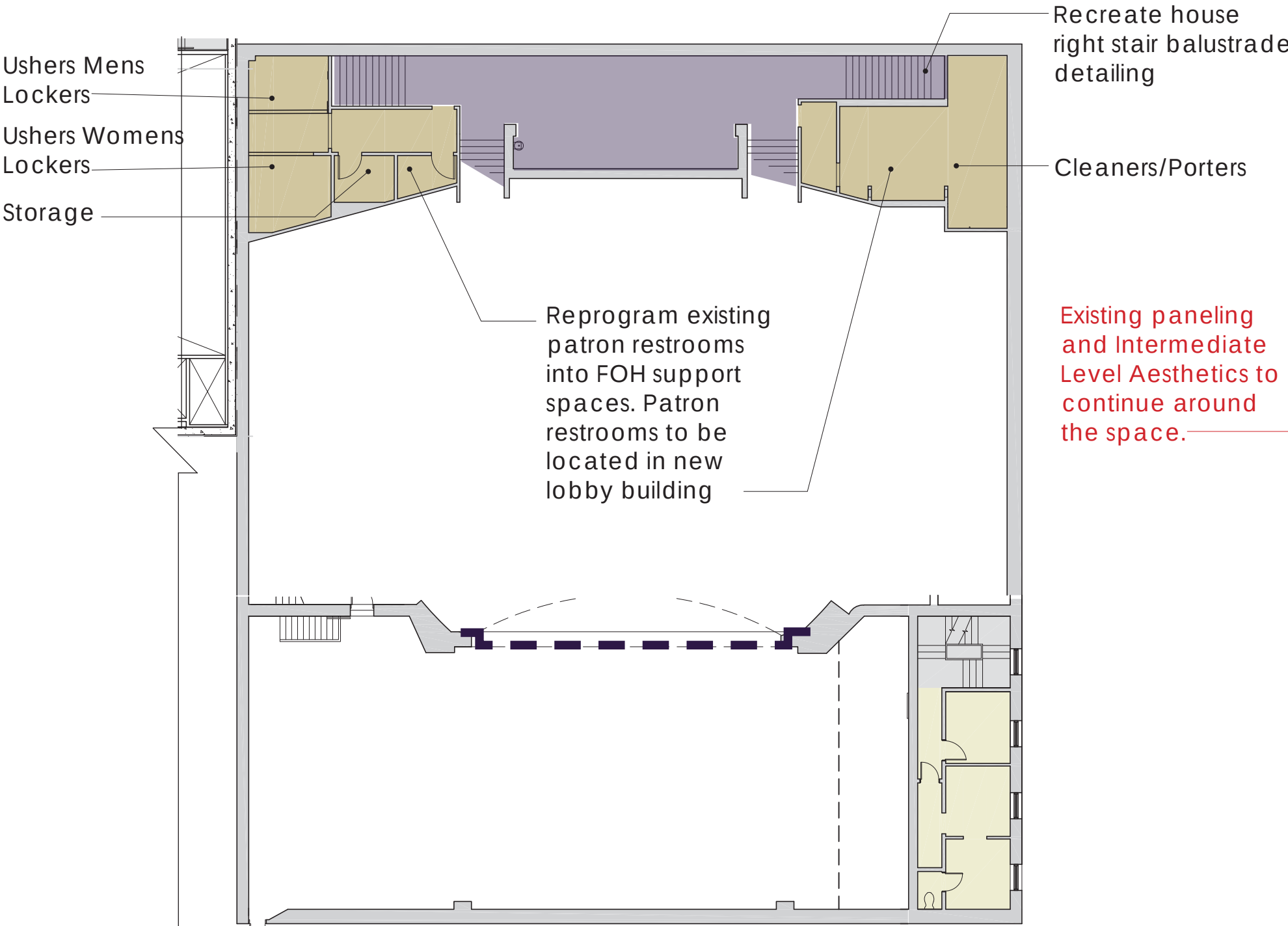
Existing Intermediate Level Plan
1/16"=1'



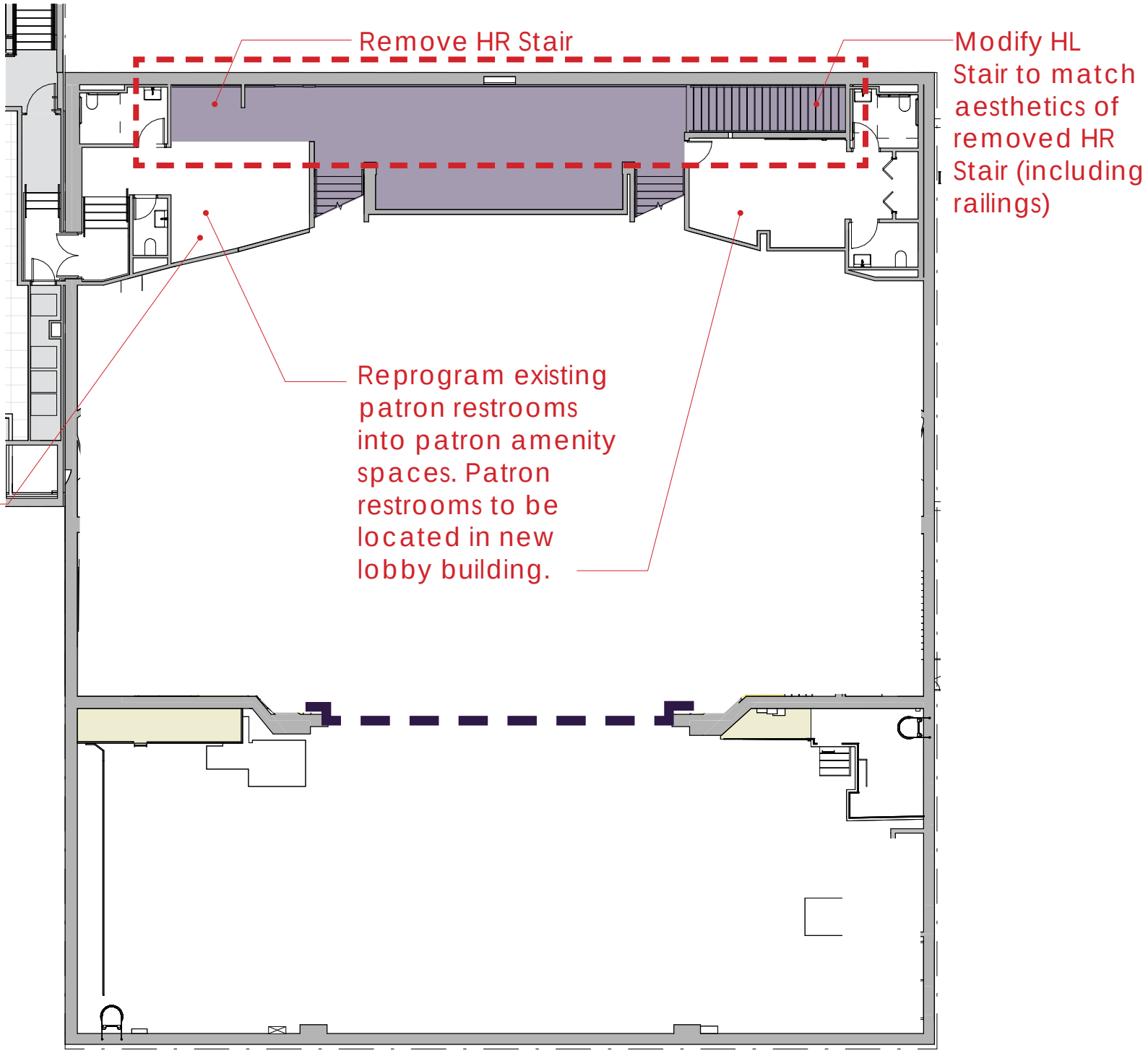
- DESIGNATED INTERIOR
- LINE OF PROSCENIUM (DESIGNATED INTERIOR)

Imperial Theatre LPC Package
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DESIGNATED INTERIOR | PREVIOUSLY APPROVED AND NEW PROPOSED INTERMEDIATE LEVEL PLANS



Previously Approved (8/12/25) Intermediate Level Plan
1/16"=1'



New Proposed Intermediate Level Plan
1/16"=1'



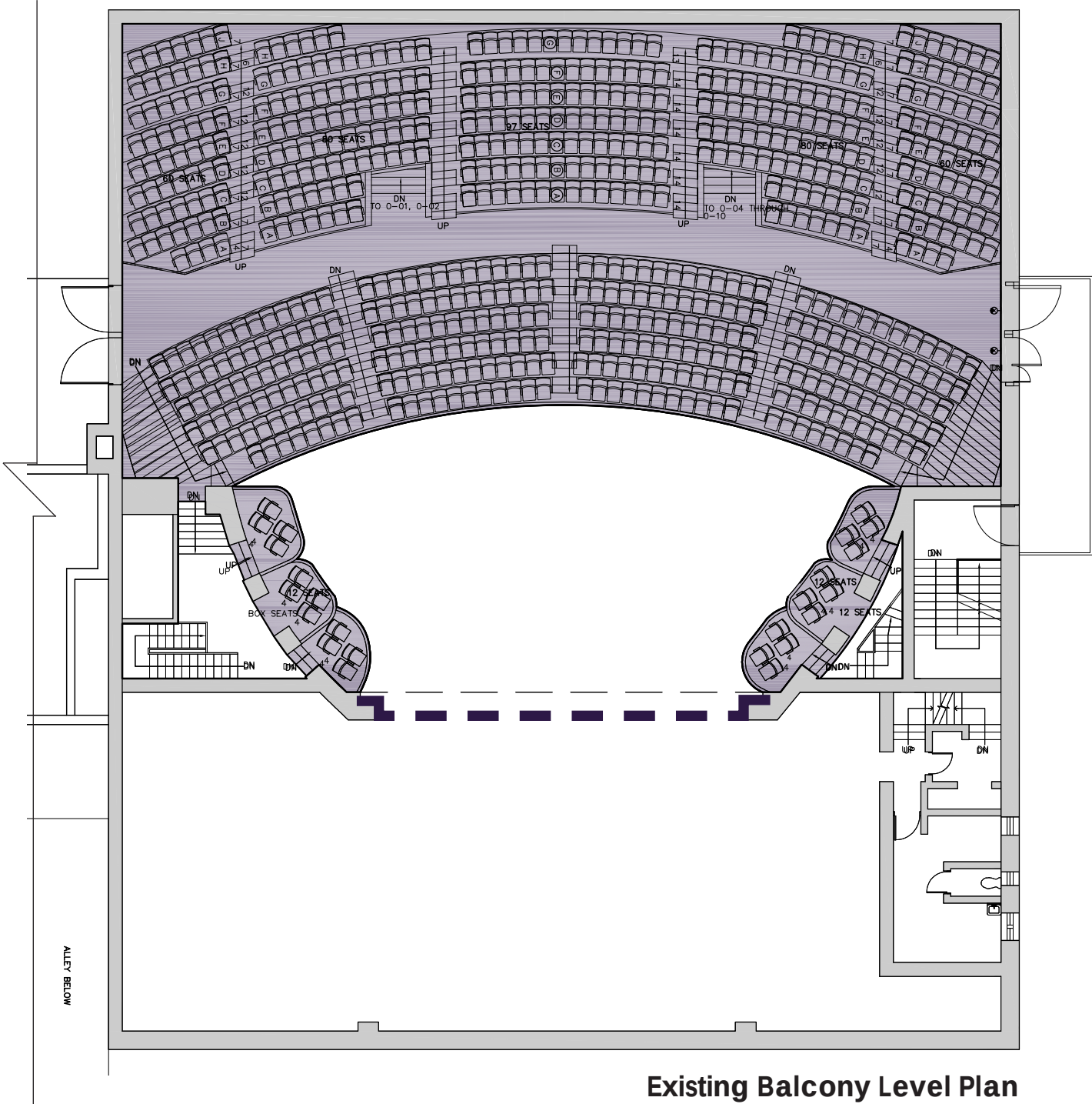
DESIGNATED INTERIOR

LINE OF PROSCENIUM (DESIGNATED INTERIOR)

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DESIGNATED INTERIOR| EXISTING BALCONY PLANS



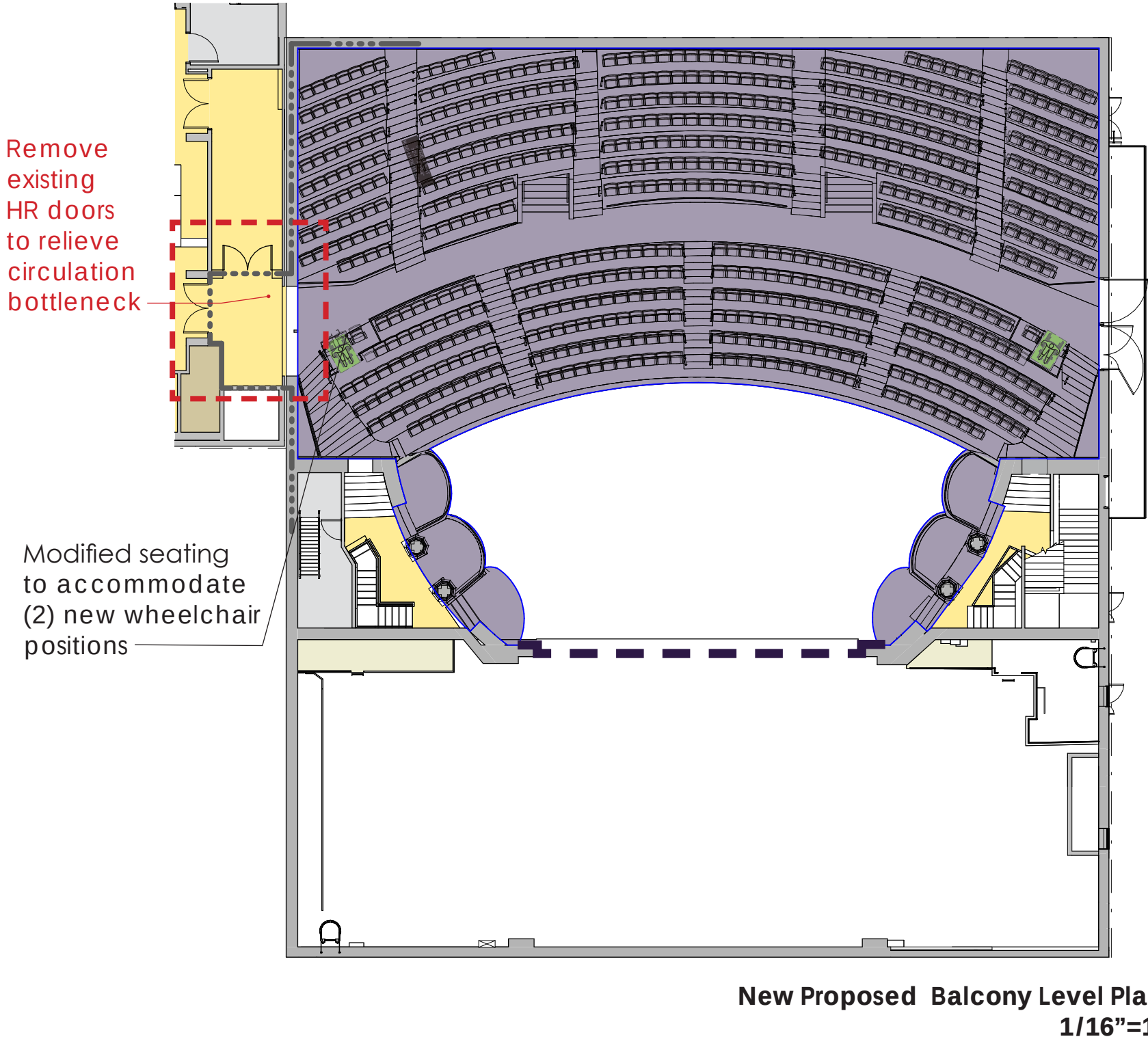
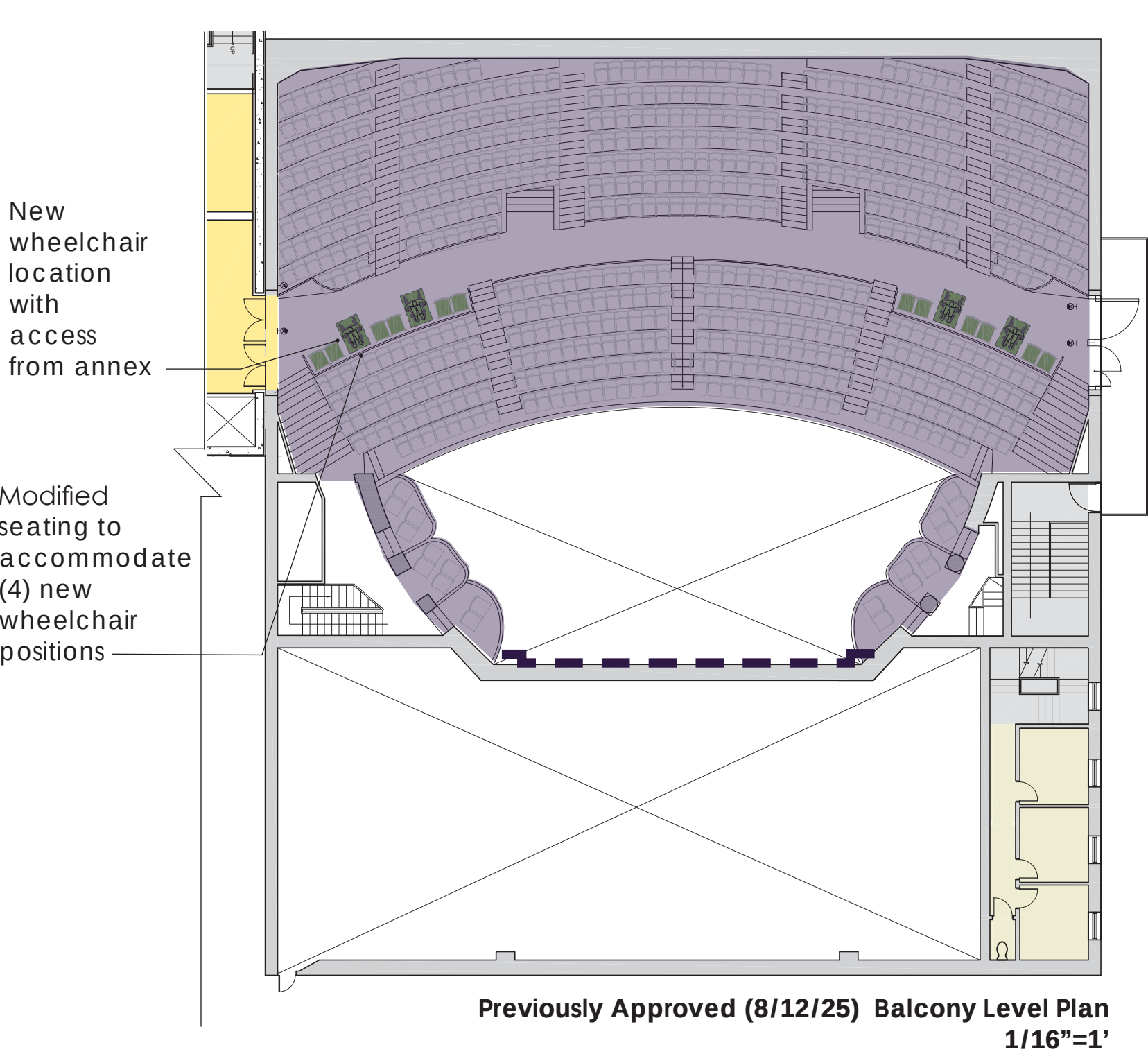
Existing Balcony Level Plan
1/16"=1'



DESIGNATED INTERIOR LINE OF PROSCENIUM (DESIGNATED INTERIOR)

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DESIGNATED INTERIOR| PREVIOUSLY APPROVED AND NEW PROPOSED BALCONY PLANS

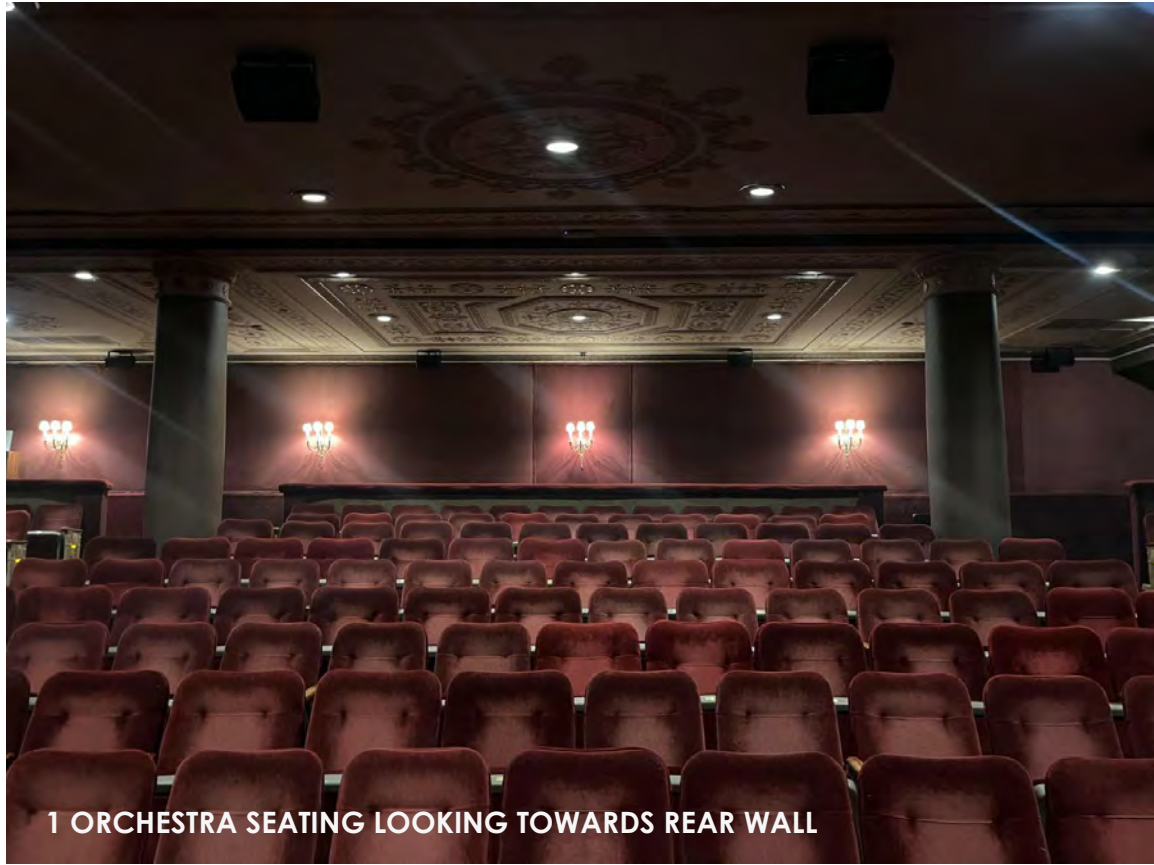


DESIGNATED INTERIOR LINE OF PROSCENIUM (DESIGNATED INTERIOR)

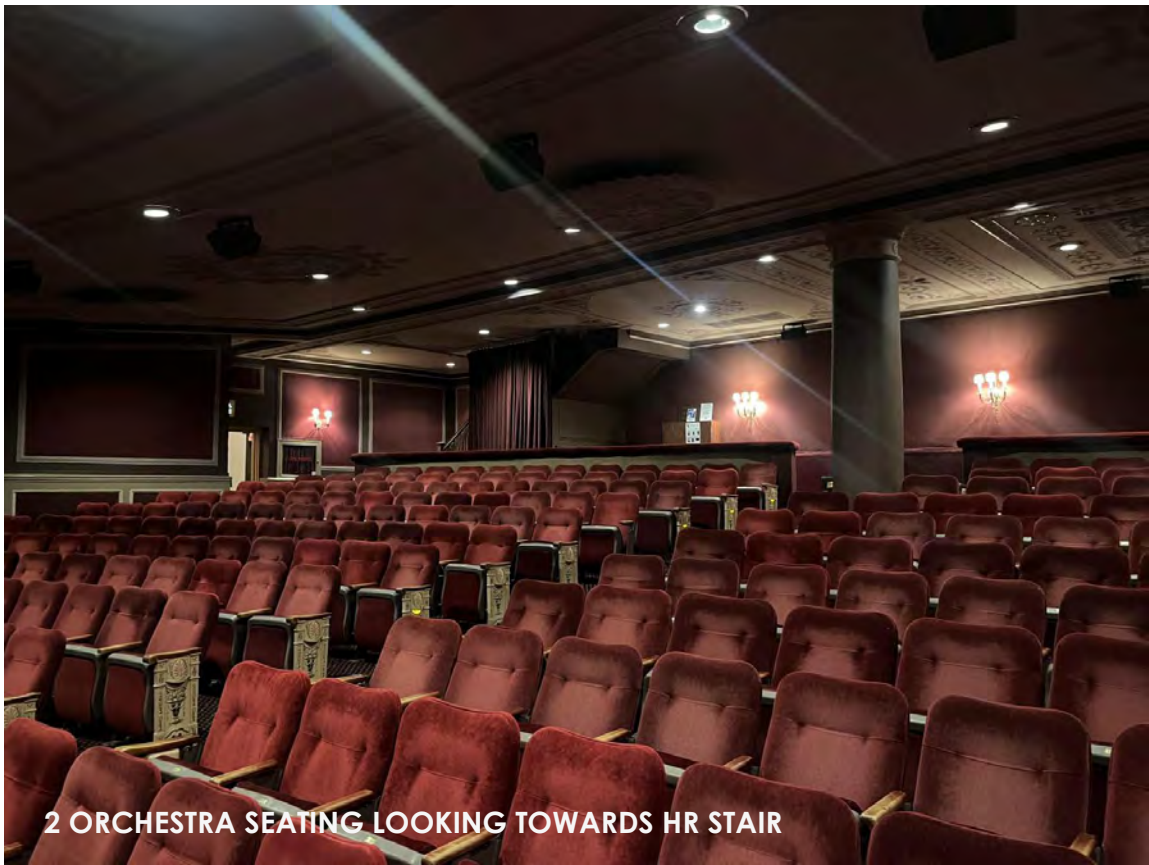
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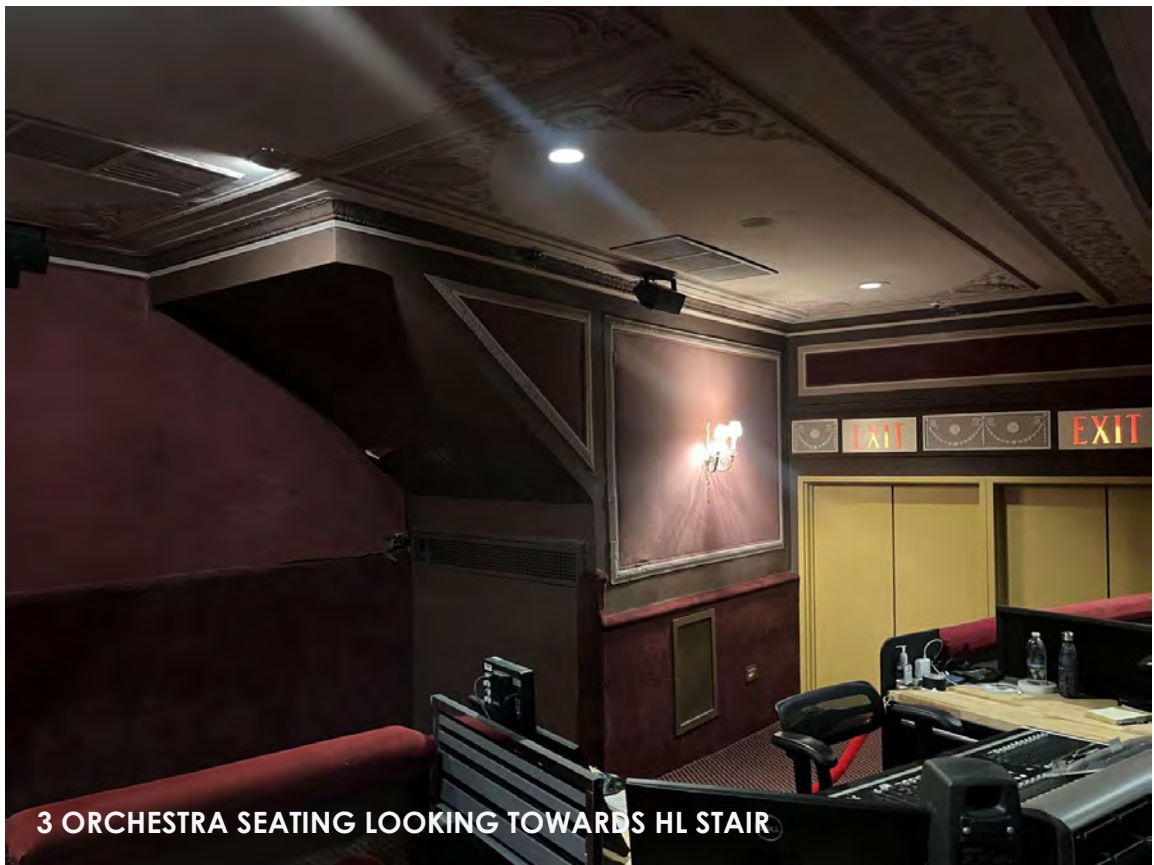
EXISTING REAR ORCHESTRA PHOTOS



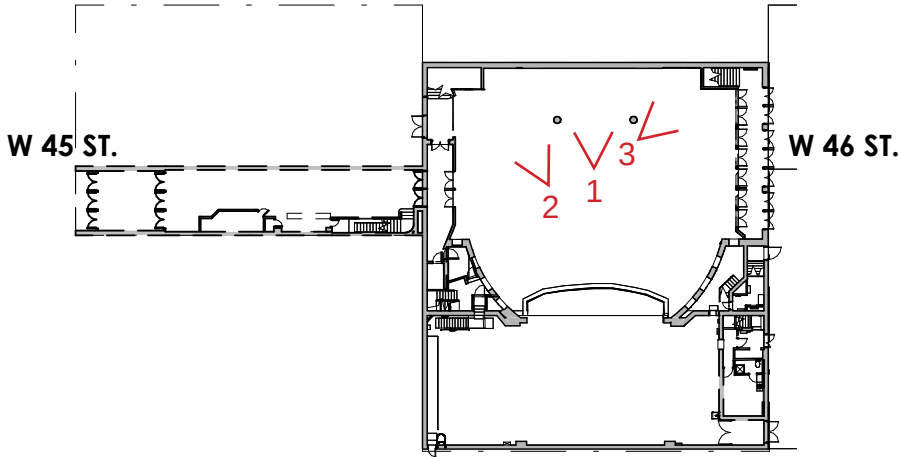
1 ORCHESTRA SEATING LOOKING TOWARDS REAR WALL



2 ORCHESTRA SEATING LOOKING TOWARDS HR STAIR



3 ORCHESTRA SEATING LOOKING TOWARDS HL STAIR



EXISTING REAR ORCHESTRA PHOTOS



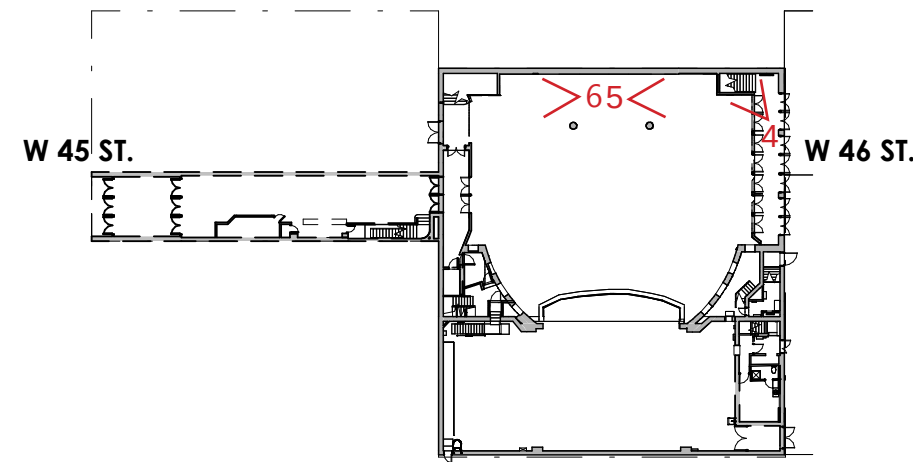
4 HL SOUND & LIGHT LOCK LOOKING TOWARDS HL STAIR



5 REACH ORCHESTRA LOOKING TOWARDS HL STAIR

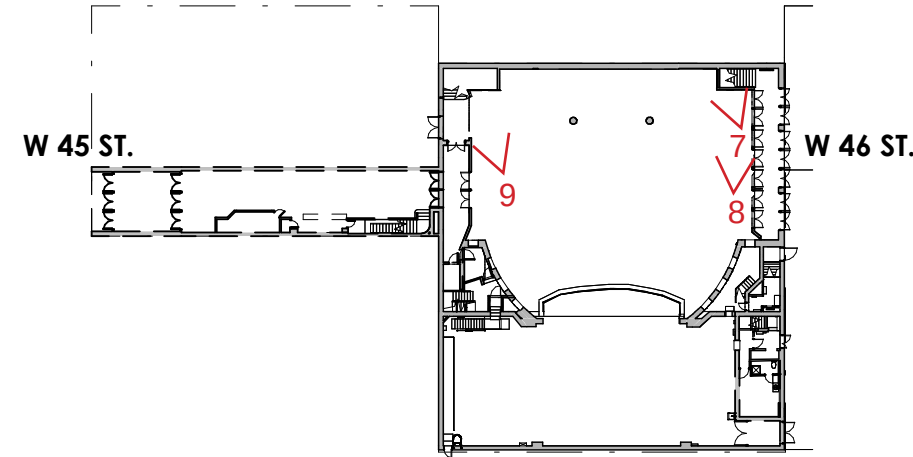
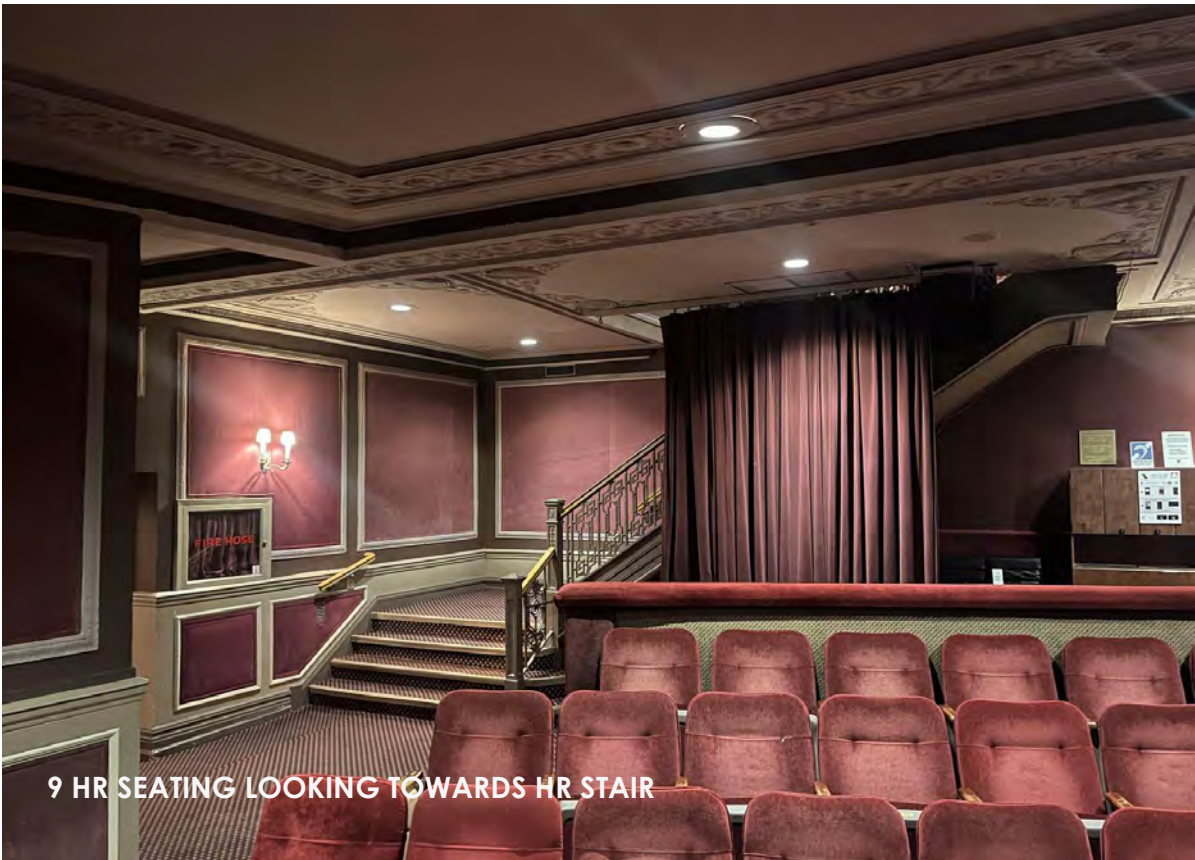
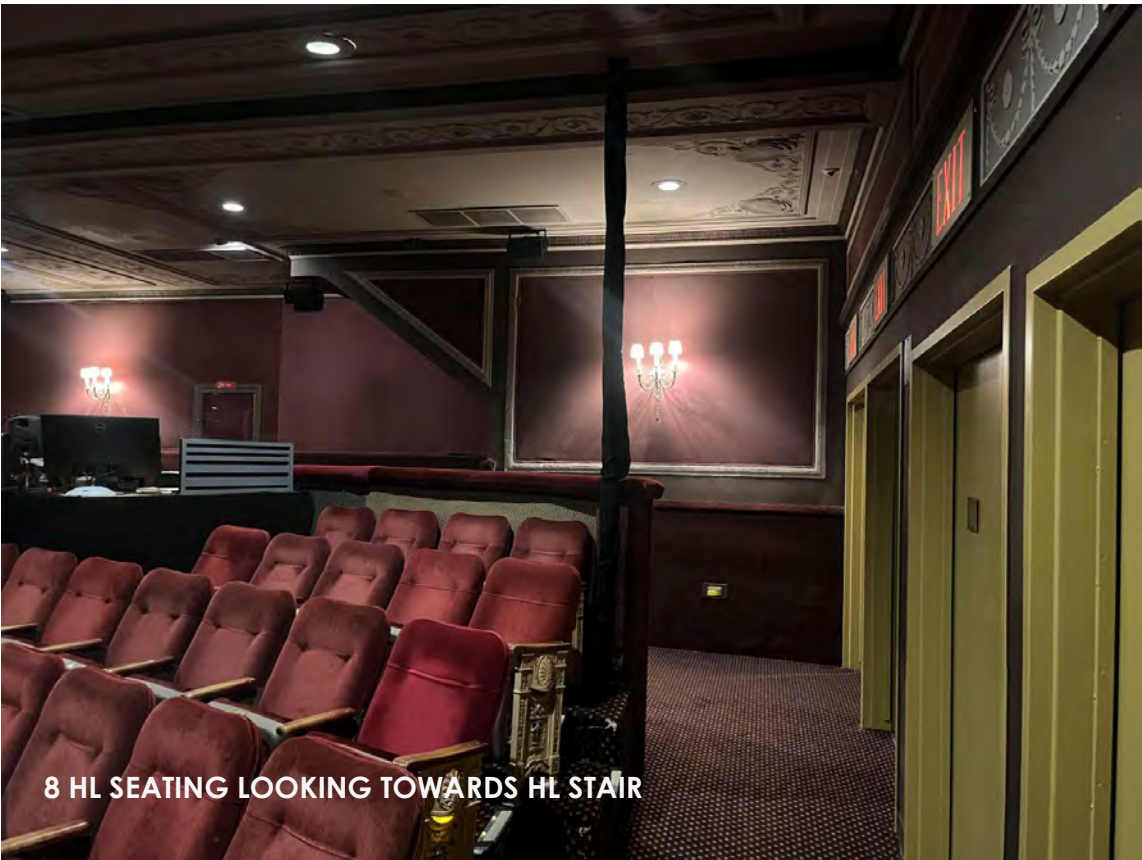
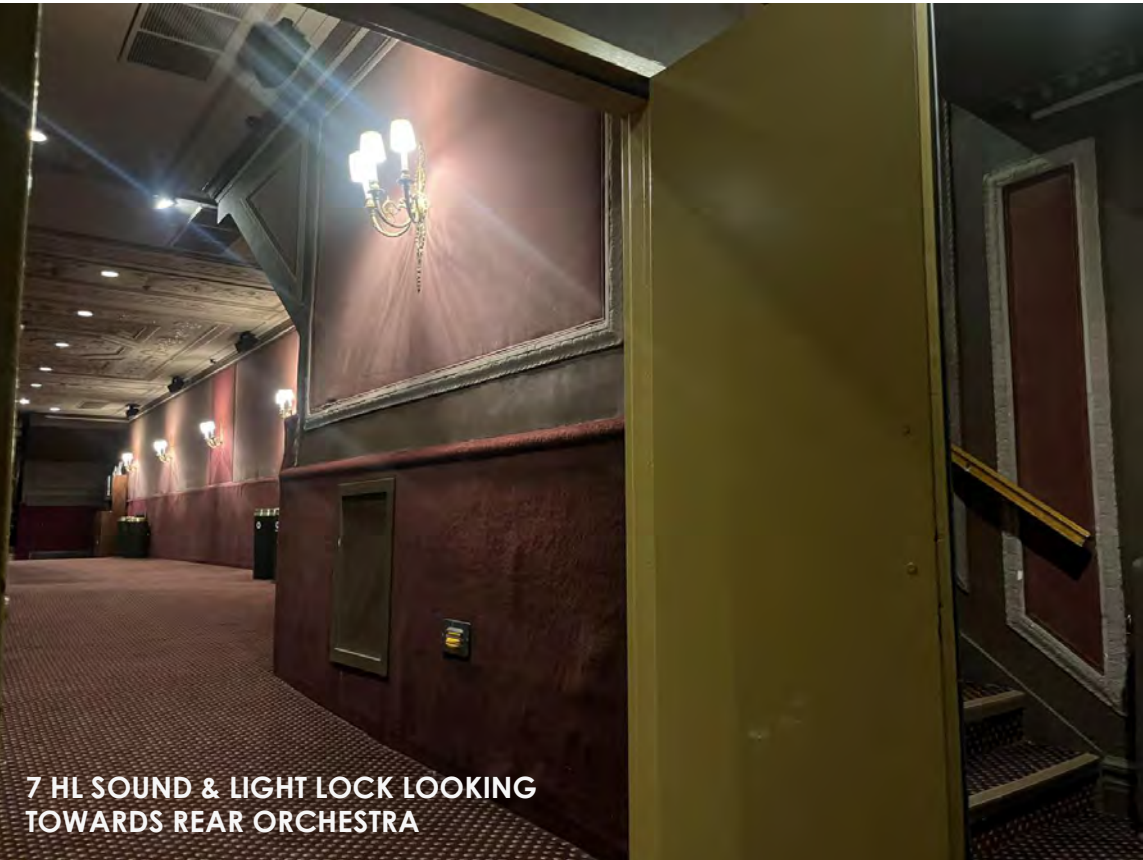


6 REACH ORCHESTRA LOOKING TOWARDS HR STAIR



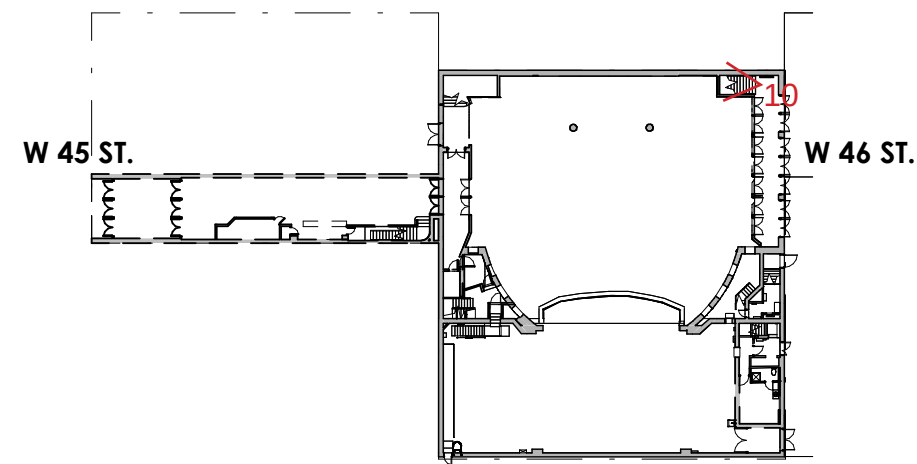
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EXISTING REAR ORCHESTRA PHOTOS



Imperial Theatre LPC Package
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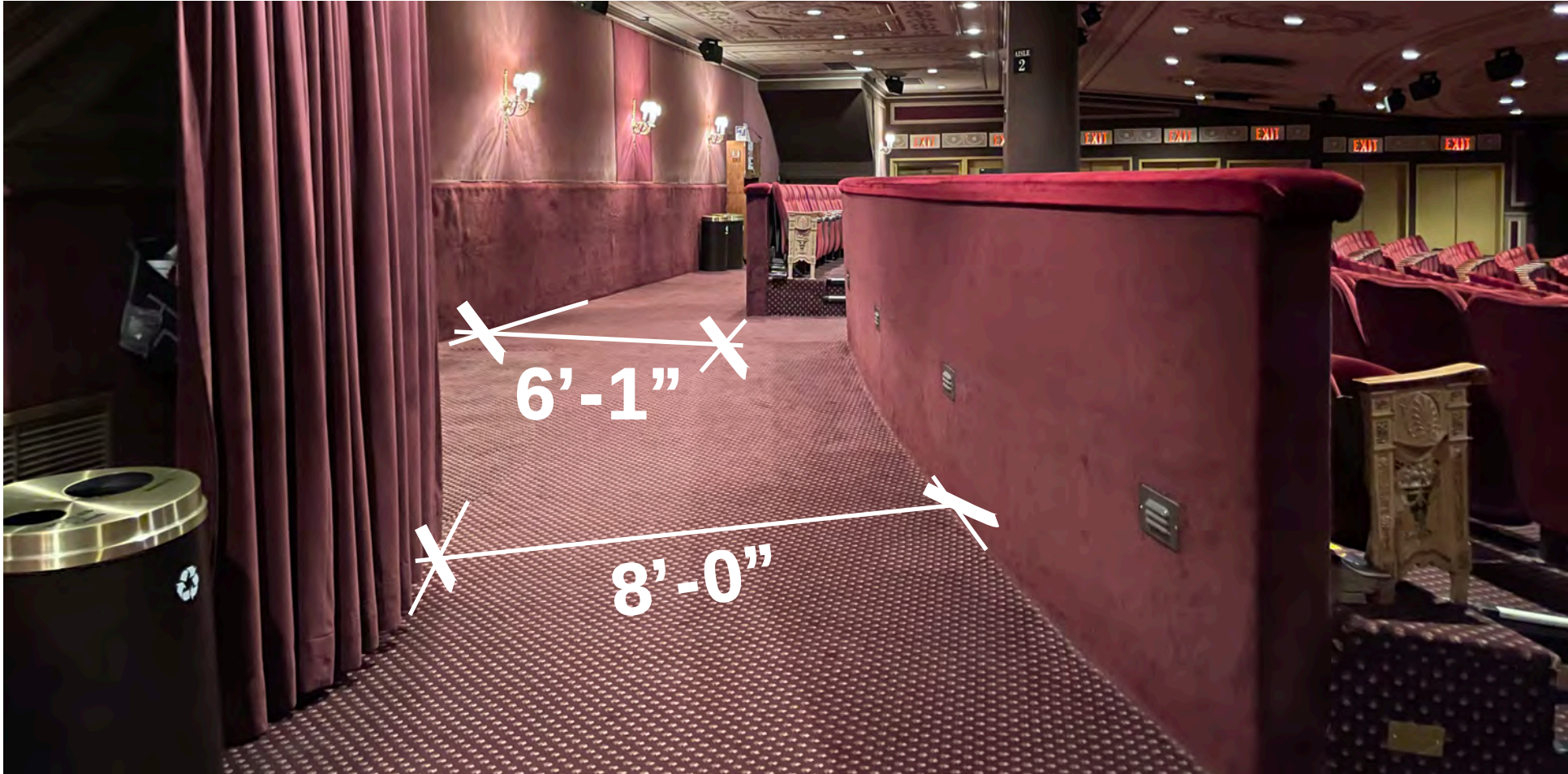
EXISTING HOUSE LEFT STAIR PHOTO



10 HL STAIR LOOKING TOWARDS INTERMEDIATE LEVEL

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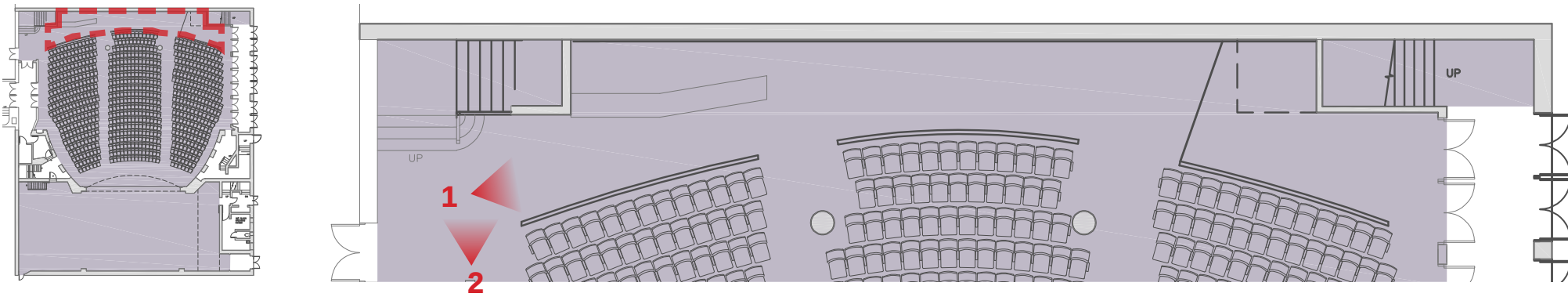
REAR ORCHESTRA PROMENADE EXISTING PHOTOS



Rear Orchestra Promenade looking towards House Left Sound & Light Lock
View 1



Rear Orchestra Promenade looking House Right
View 2



Key Plan

EXISTING REAR ORCHESTRA PHOTOS



REAR ORCHESTRA PROMENADE | *Historic Photograph*



Historic photo of Rear
Orchestra Promenade
looking towards House Left
Sound & Light Lock

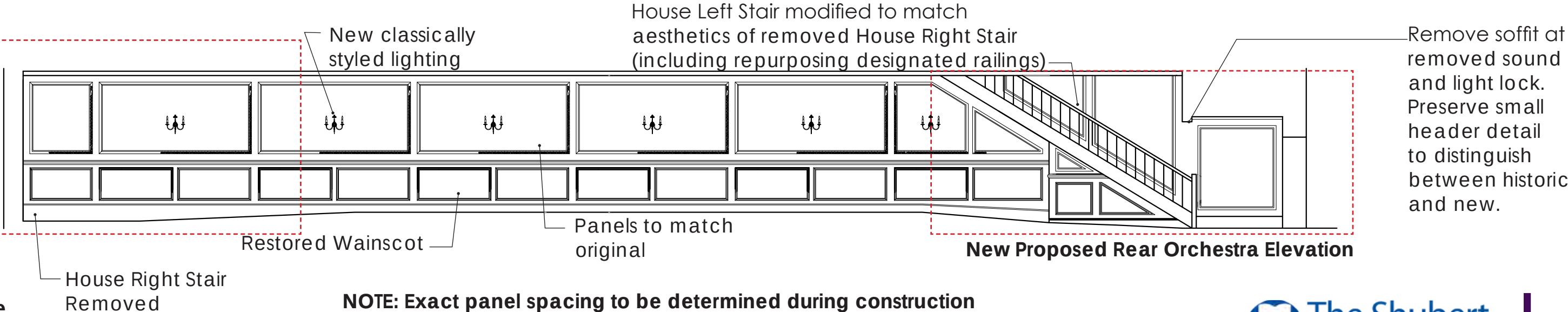
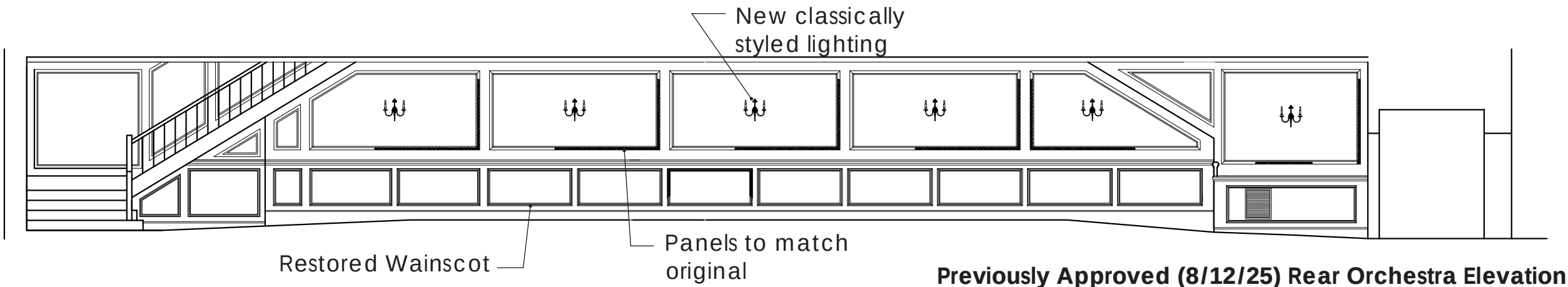
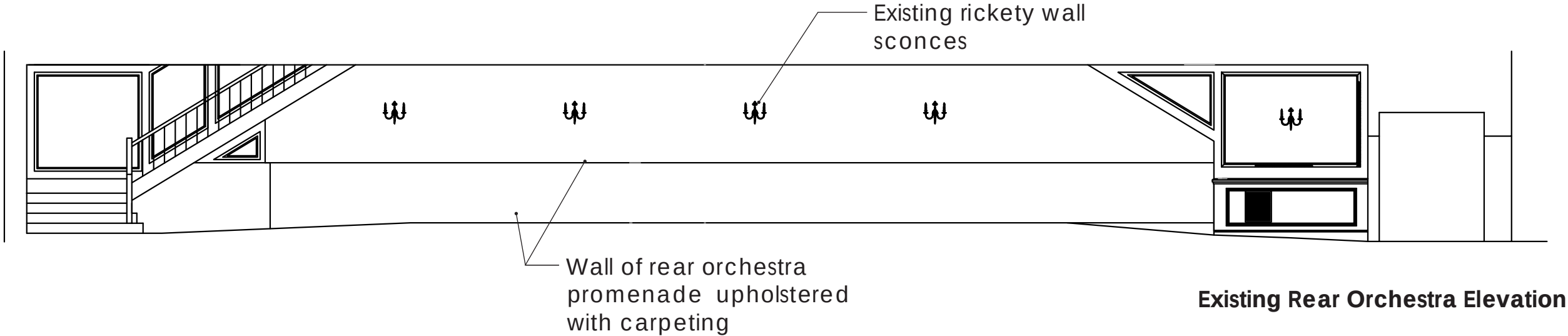
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REAR ORCHESTRA PROMENADE | *Probes and Strategy*
Previously submitted with Previously Approved (8/12/25) Documentation



1. Probes were made in the Orchestra rear wall.
2. It revealed that the original framework of the paneling still exists underneath the current upholstered fabric.
3. Our strategy is that the entire wall will be uncovered during construction and the panel spacing and configuration will follow the same spacing as the existing framework.

REAR ORCHESTRA PROMENADE | Comparison between Existing Conditions, Previously Approved, and New Proposed Conditions

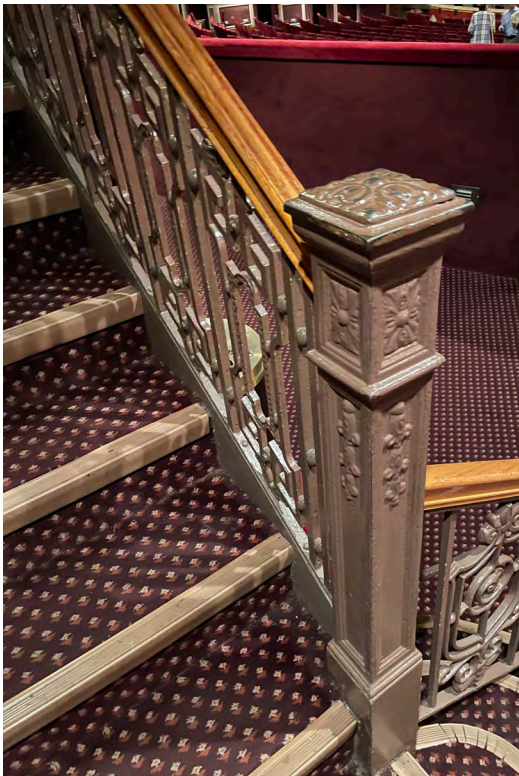


Design concept is to preserve a consistent panel width throughout and allow the end condition to make up for the difference in widths.

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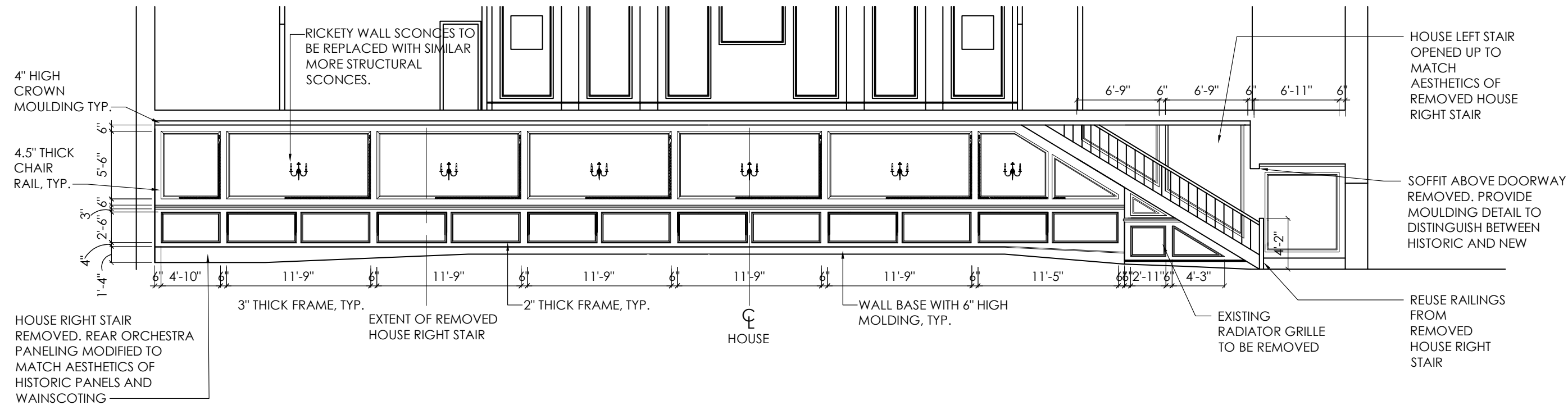
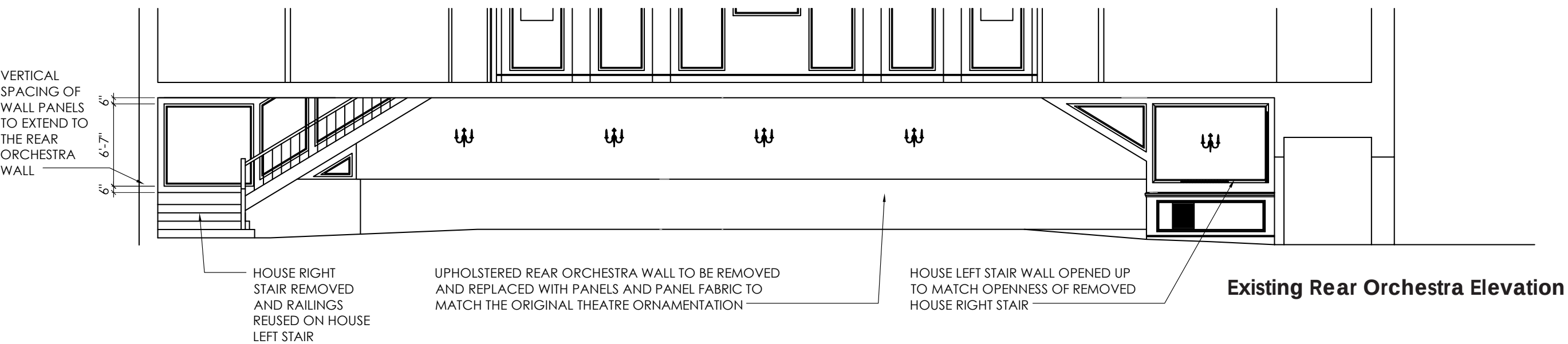
NOTE: Exact panel spacing to be determined during construction when the upholstered wall can be removed in its entirety.

EXISTING VS. NEW PROPOSED REAR ORCHESTRA PROMENADE ELEVATION COMPARISON



Photos of House Right Stair Railings

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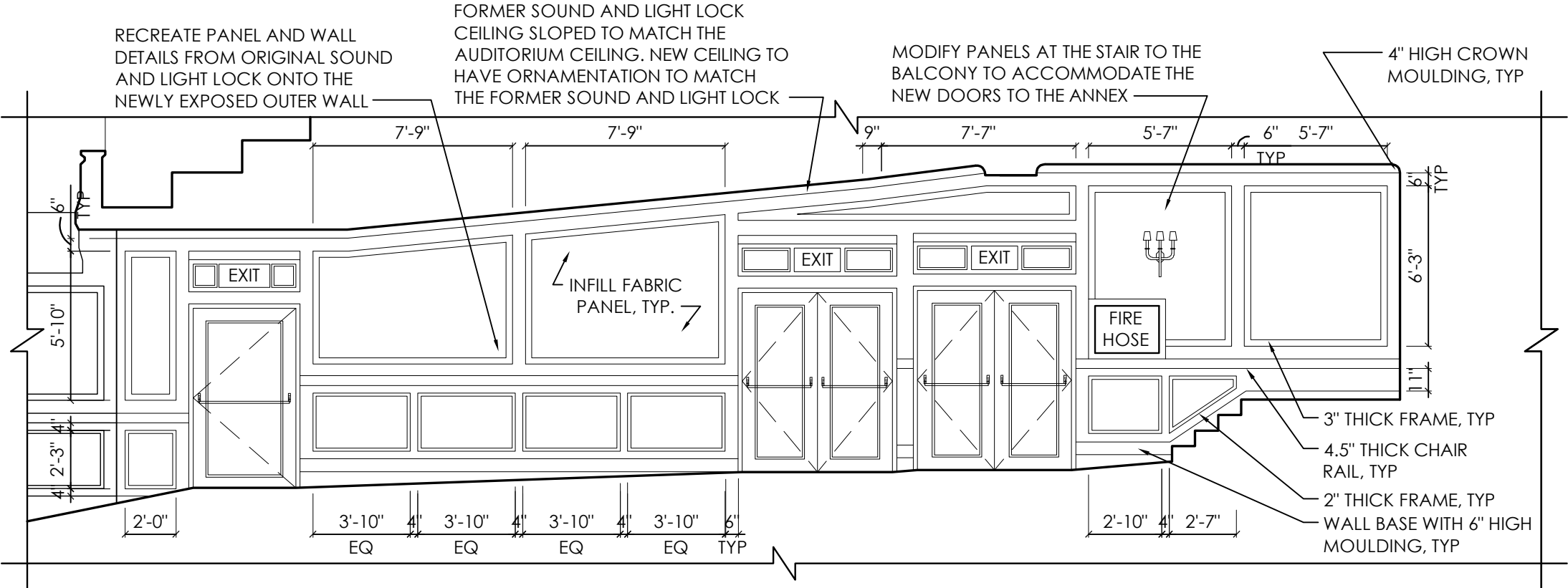


NOTE: Exact panel spacing to be determined during construction when the upholstered wall can be removed in its entirety.

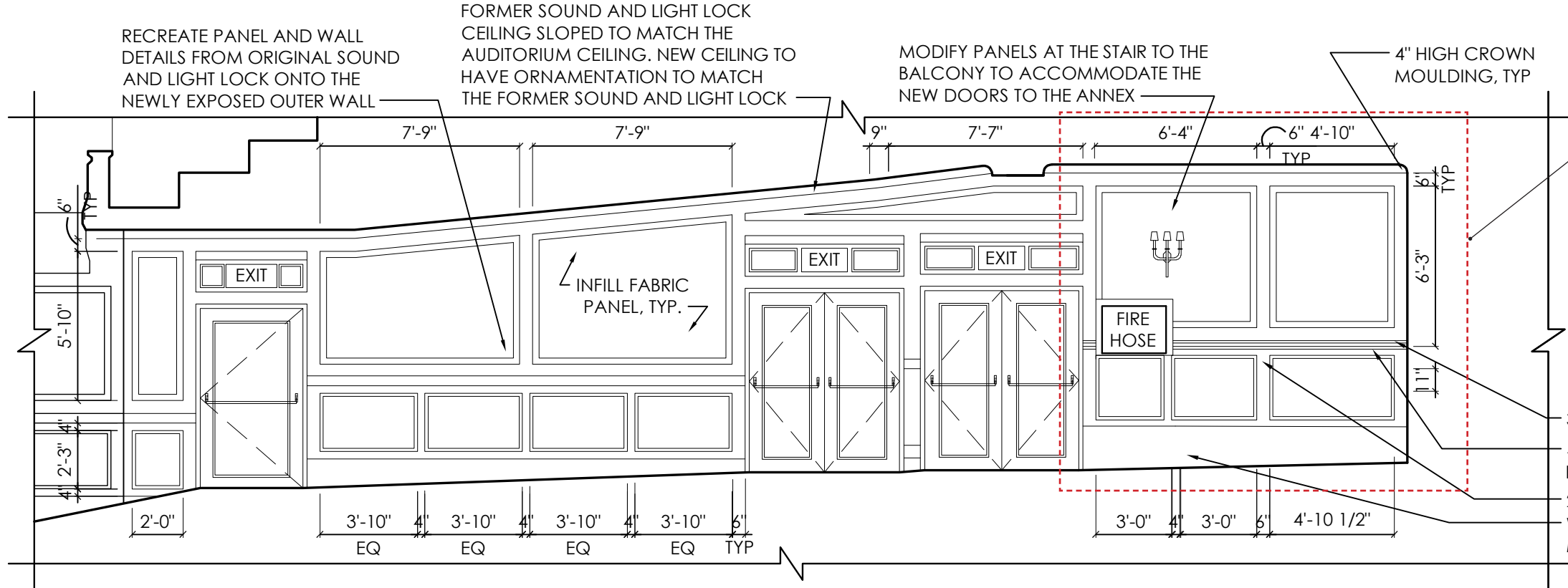
New Proposed Rear Orchestra Elevation



HOUSE RIGHT ELEVATION| Comparison between Previously Approved and New Proposed Conditions



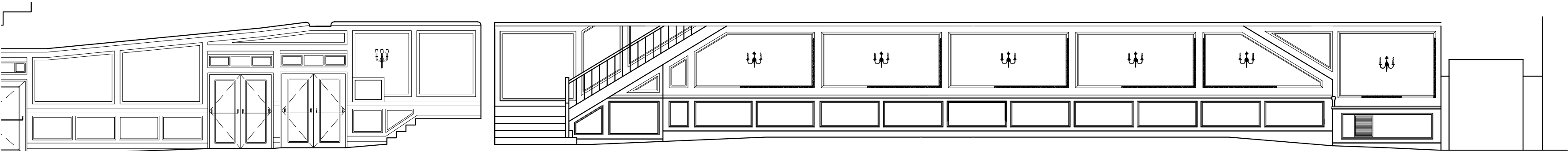
Previously Approved (8/12/25)
House Right Elevation



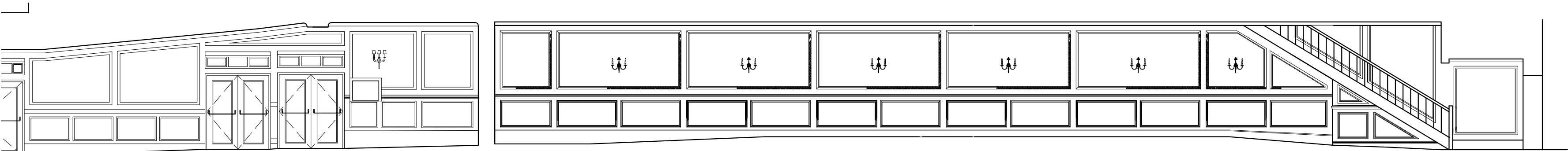
Panel spacing modified to align with rear orchestra elevation, refer to following page

New Proposed
House Right Elevation

HOUSE RIGHT AND REAR ORCHESTRA UNFOLDED ELEVATION | *Comparison between Previously Approved and New Proposed Conditions*



**Previously Approved (8/12/25)
House Right Elevation**



**New Proposed
House Right Elevation**

EXISTING PHOTO OF WAINSCOTING STEPPING DOWN

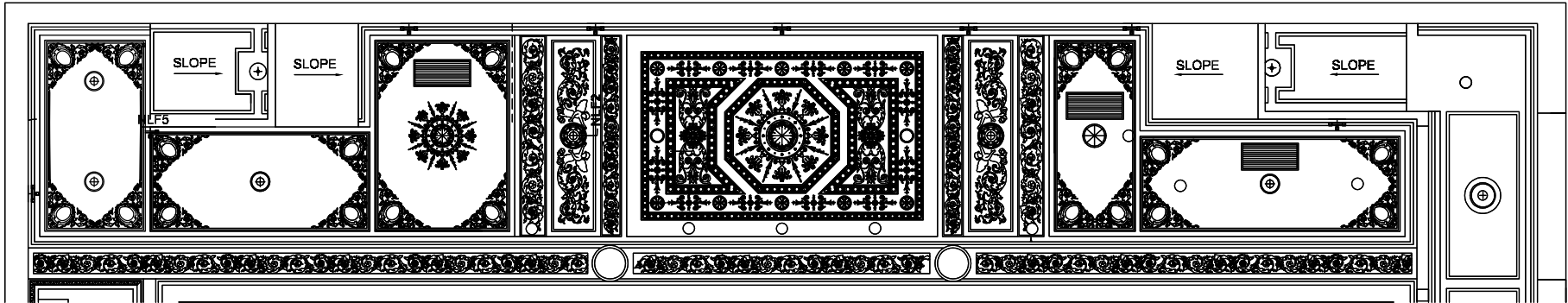


REAR ORCHESTRA REFLECTED CEILING PLAN | Comparison between Existing Conditions, Previously Approved, and New Proposed Conditions

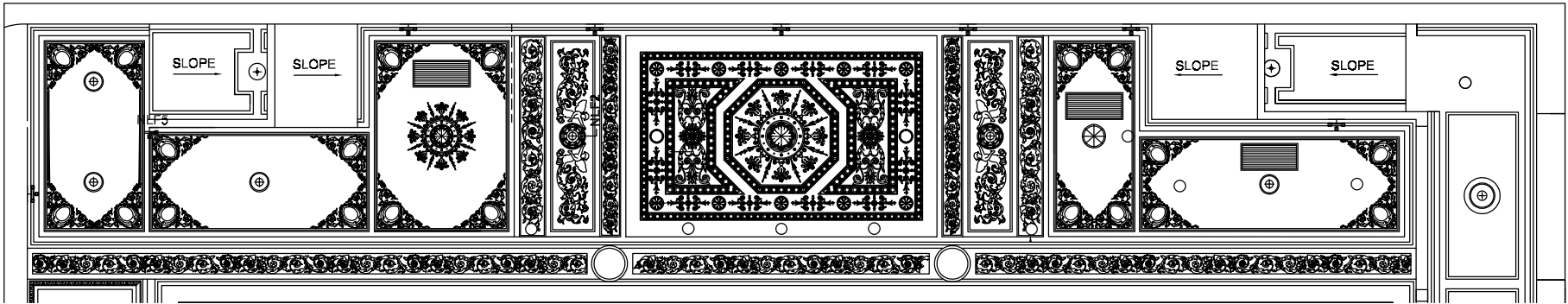


Sloped ceiling at stair to be projected vertically to form the new panels on the new ceiling in this area.

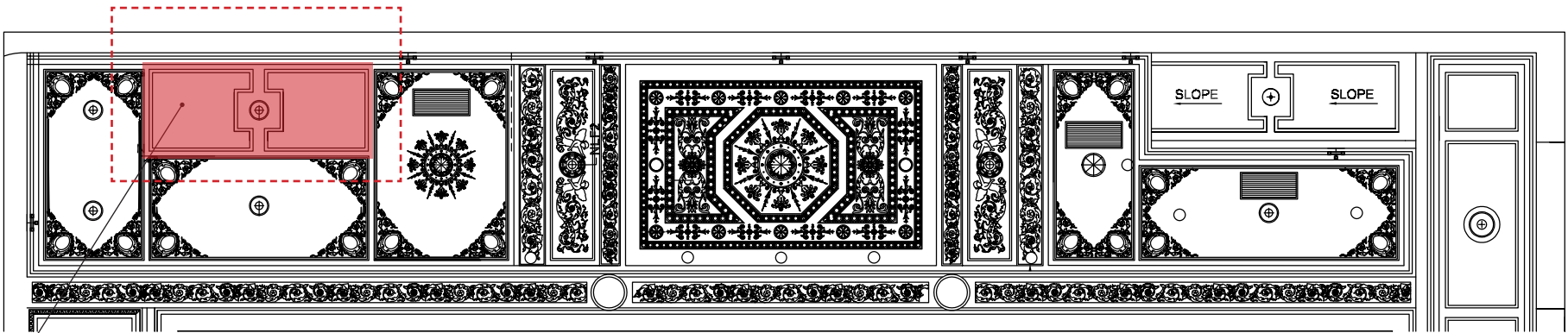
New plaster ceiling at the removed House Right Stair to match the surrounding ceiling panels. Panel spacing to match the vertical projection of the existing plasterwork on the sloped surface. Refer to above existing image.



Existing Rear Orchestra Elevation

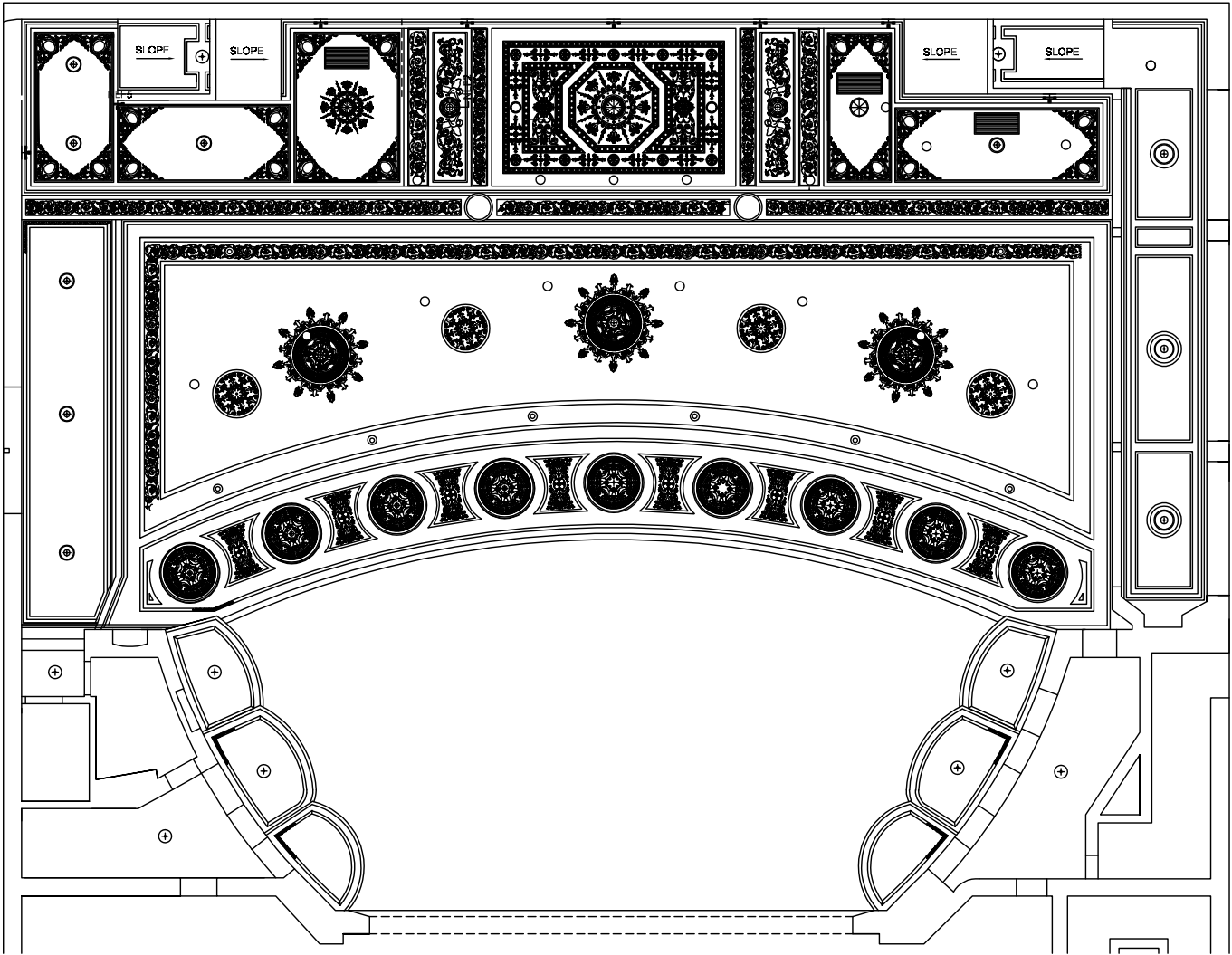


Previously Approved (8/12/25) Rear Orchestra Elevation

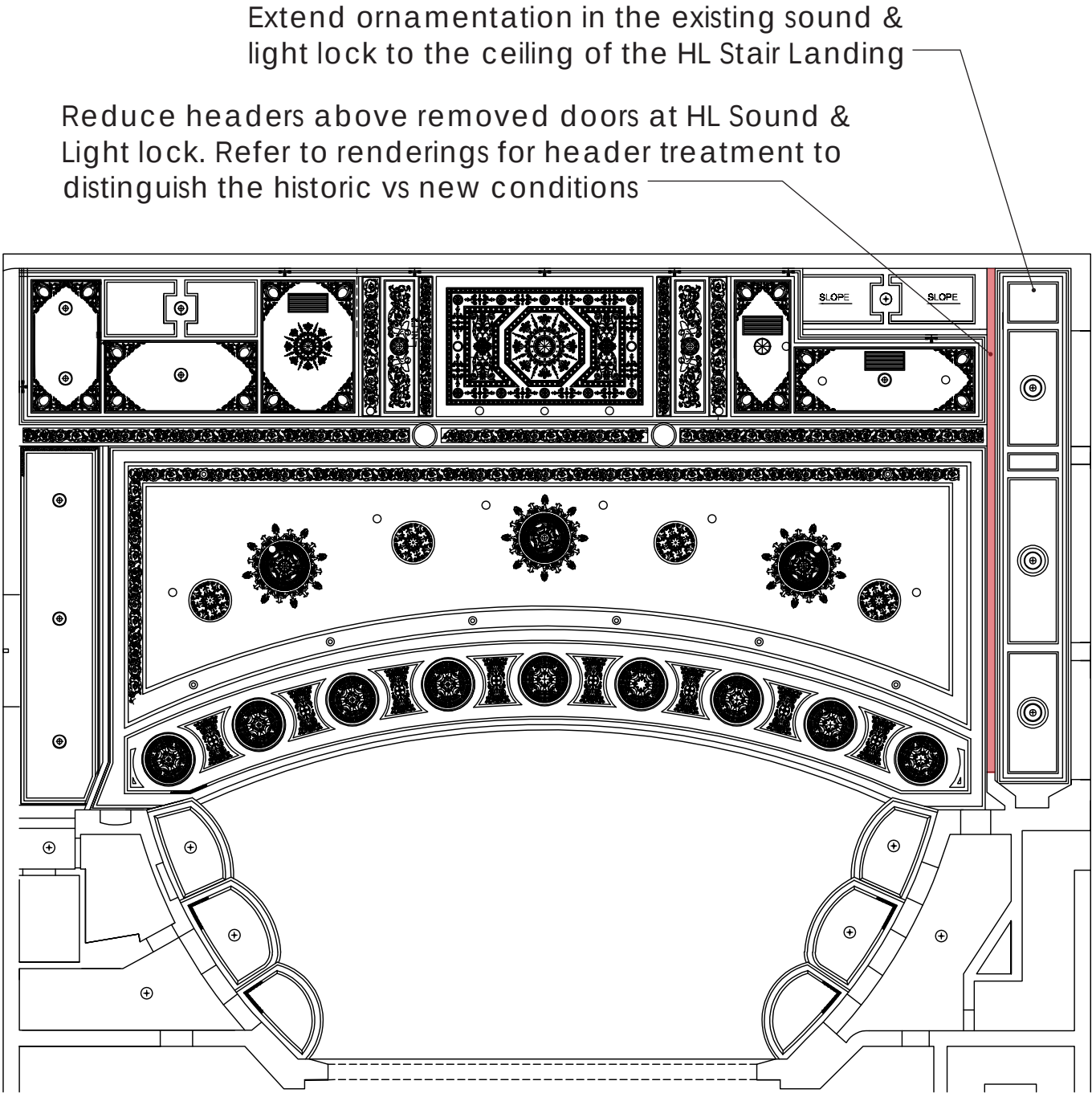


New Proposed Rear Orchestra Elevation

OVERALL REAR ORCHESTRA REFLECTED CEILING PLAN | *Comparison between Previously Approved, and New Proposed Conditions*



Previously Approved (8/12/25) Rear Orchestra Elevation



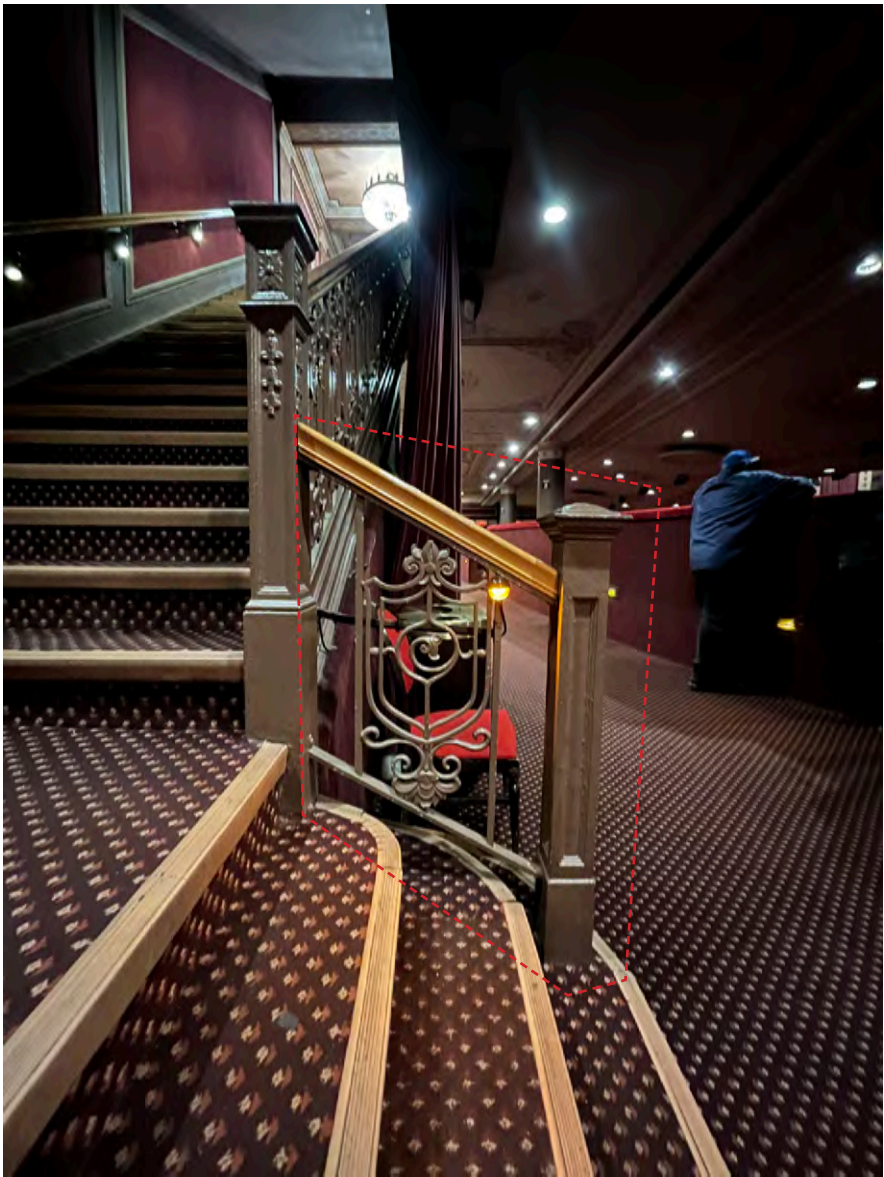
New Proposed Rear Orchestra Elevation

EXISTING PHOTOS OF HOUSE RIGHT RAILING

The lower railing and newel post have different aesthetics from the upper railing newel post and railings:

- Heights are not the same (3-4" difference).
- Wood Handrail material is not the same.
- Design motif is not the same.
- Steel is thinner than the other run of railings.
- Lower newel post lacks ornamentation.

As these are not historic railings, we will not reuse this lower section.



Lower Railing



Upper Railing

EXISTING PHOTOS OF HOUSE RIGHT RAILING

Natural seam of the wood handrail occurs at this point (4 panels from the top). Selectively cut railing at this location.

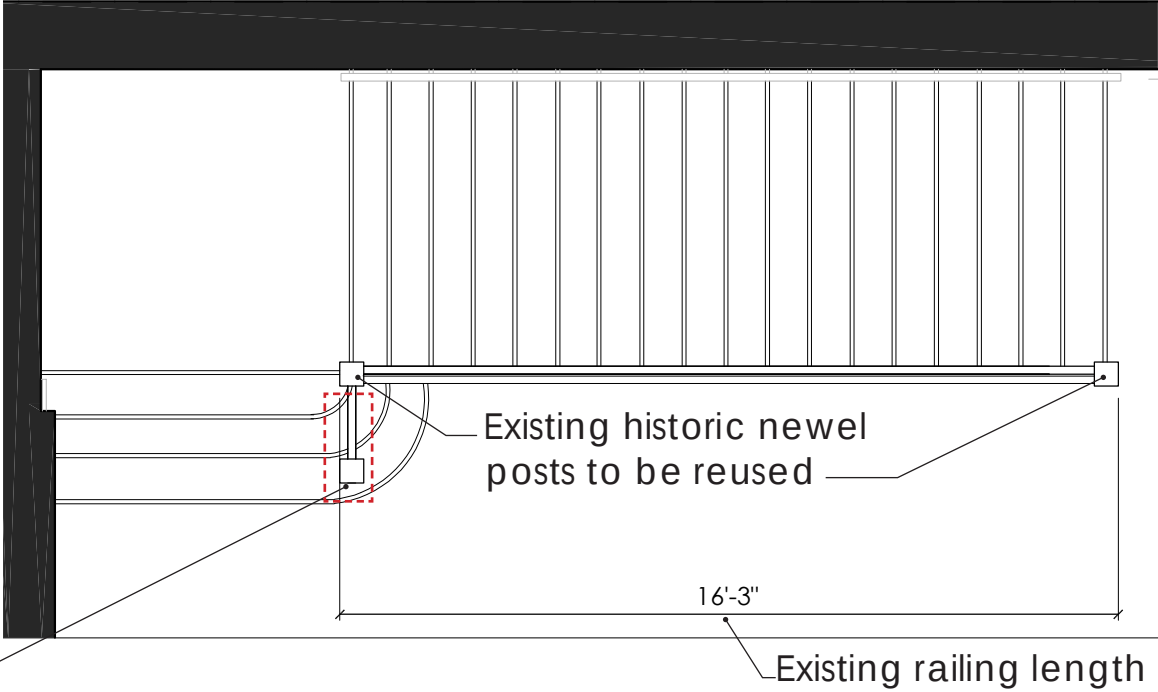
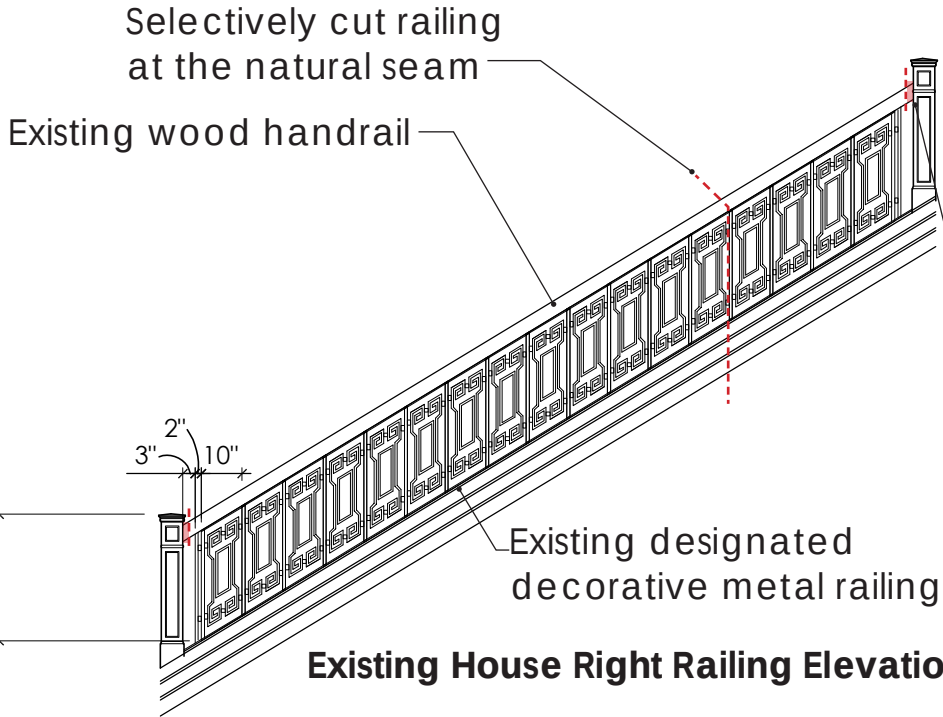


STAIR DETAILS | Strategy of Reusing Existing House Right Railings on the House Left Stair

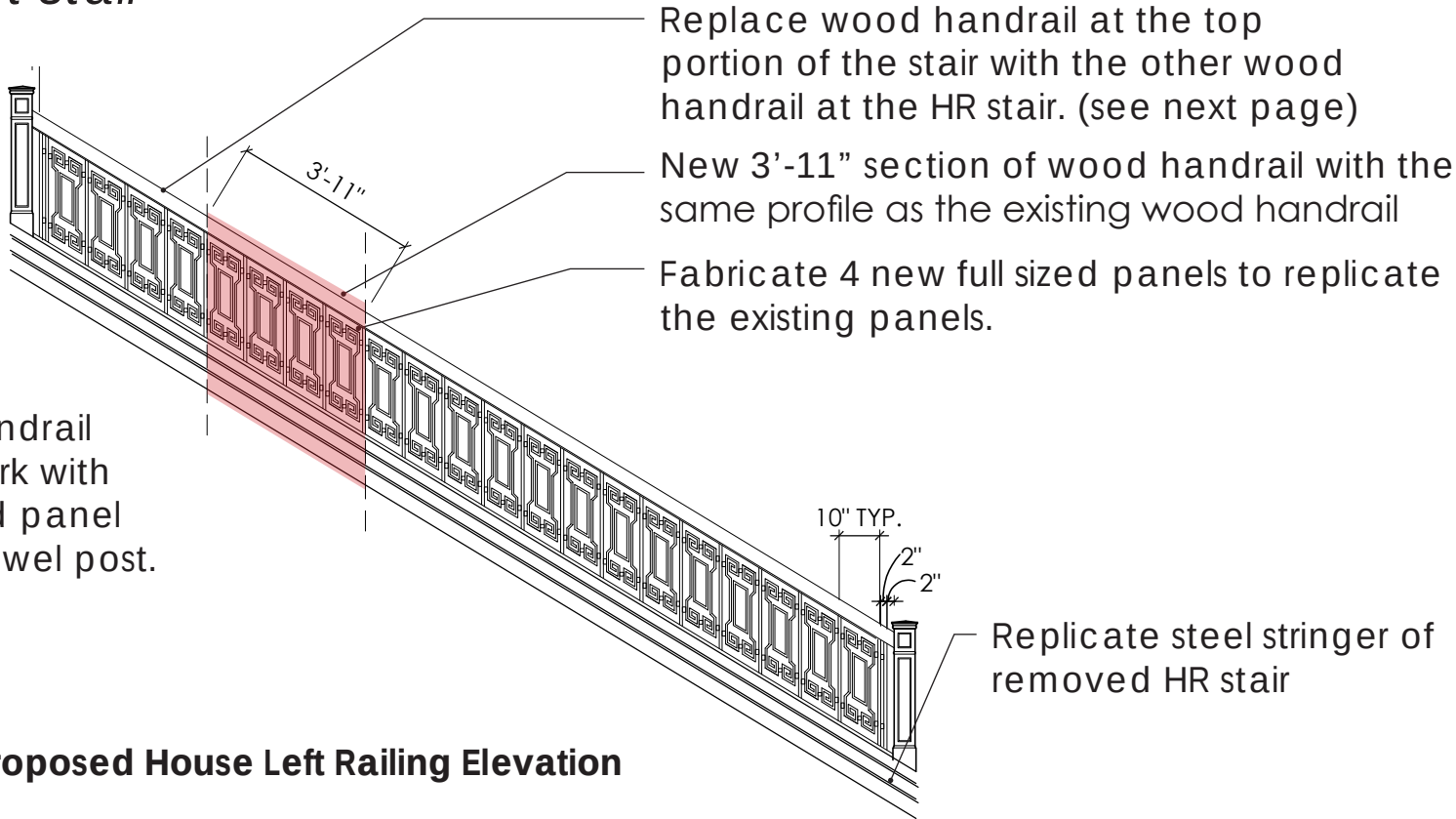


Lower portion of railing will not be reused

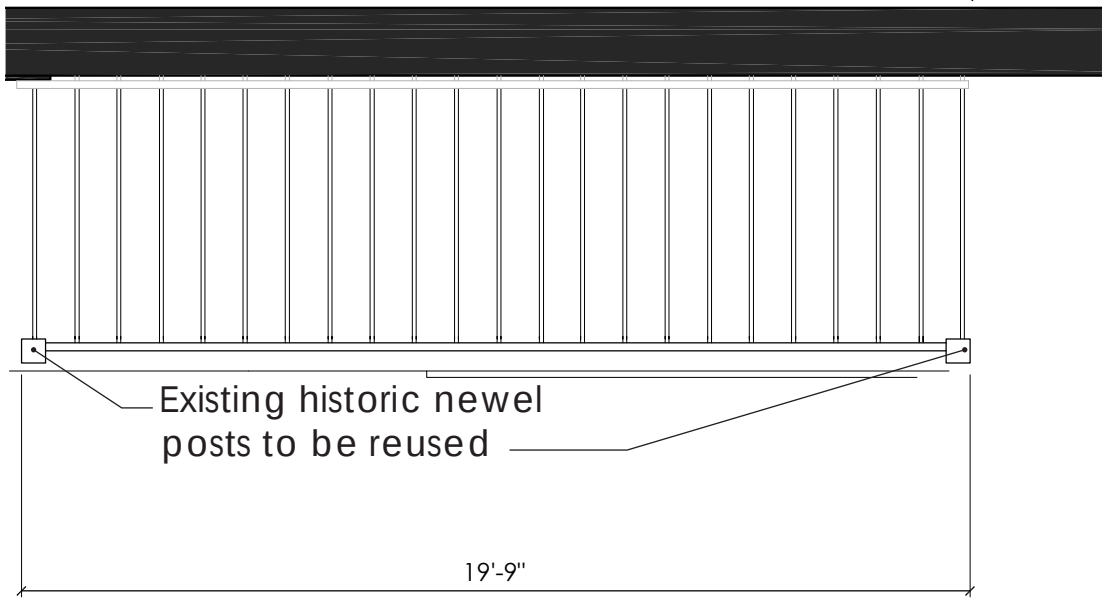
Existing railing height is code compliant



Existing House Right Stair Plan



Proposed House Left Railing Elevation



Proposed House Left Stair Plan



**Close-up of the House Right Wood Cap
above the decorative metal railing**

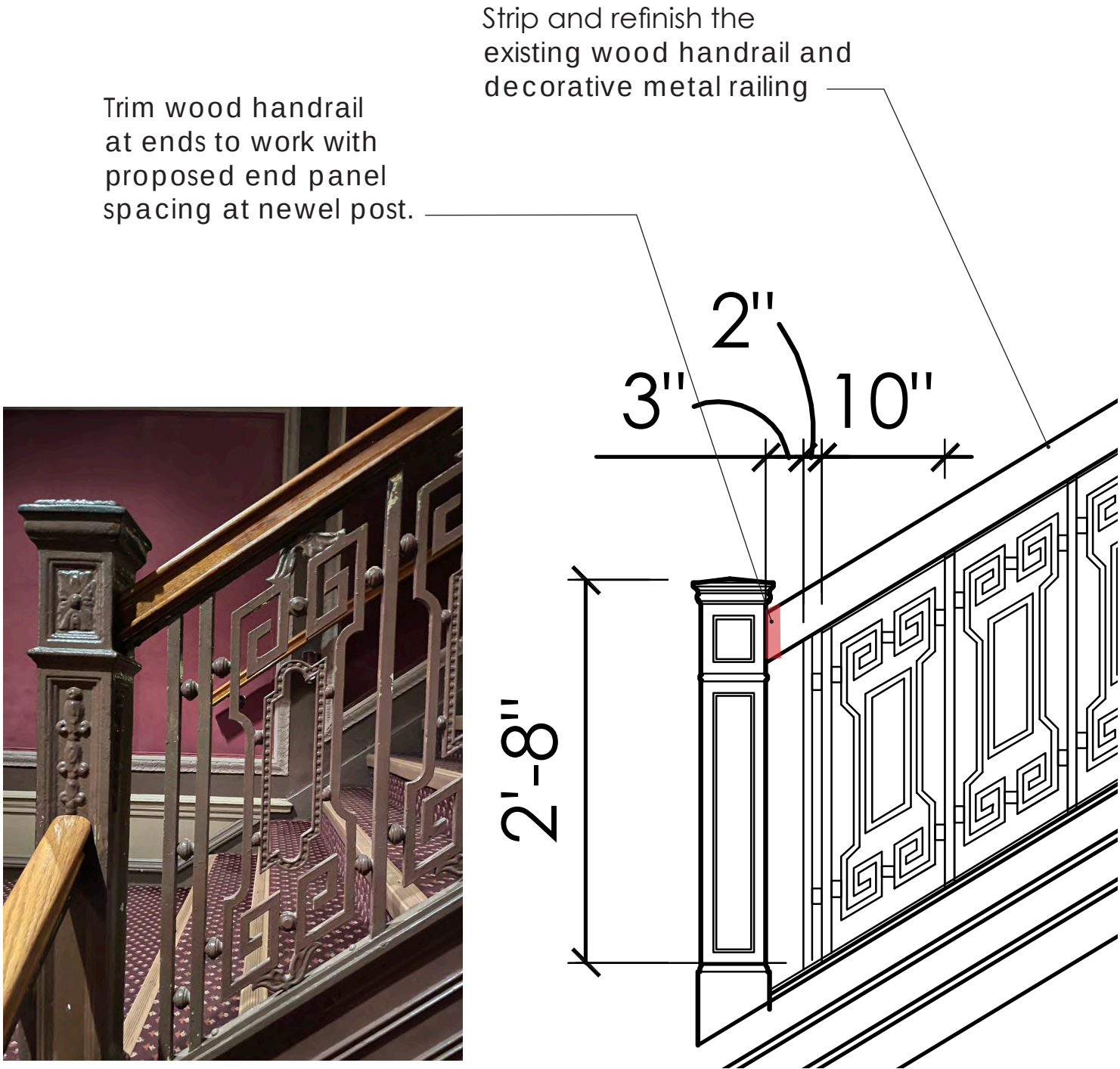
Wood cap at the top of the top portion of the HR stair has a different profile than the bottom portion of railing and is also different from the handrail on the other side of the stair.

The handrail on the other side of the HR stair has the same profile as the wood cap on top of the decorative metal railing. Use this portion of wood handrail in lieu of the wood cap at the top of the HR stair.

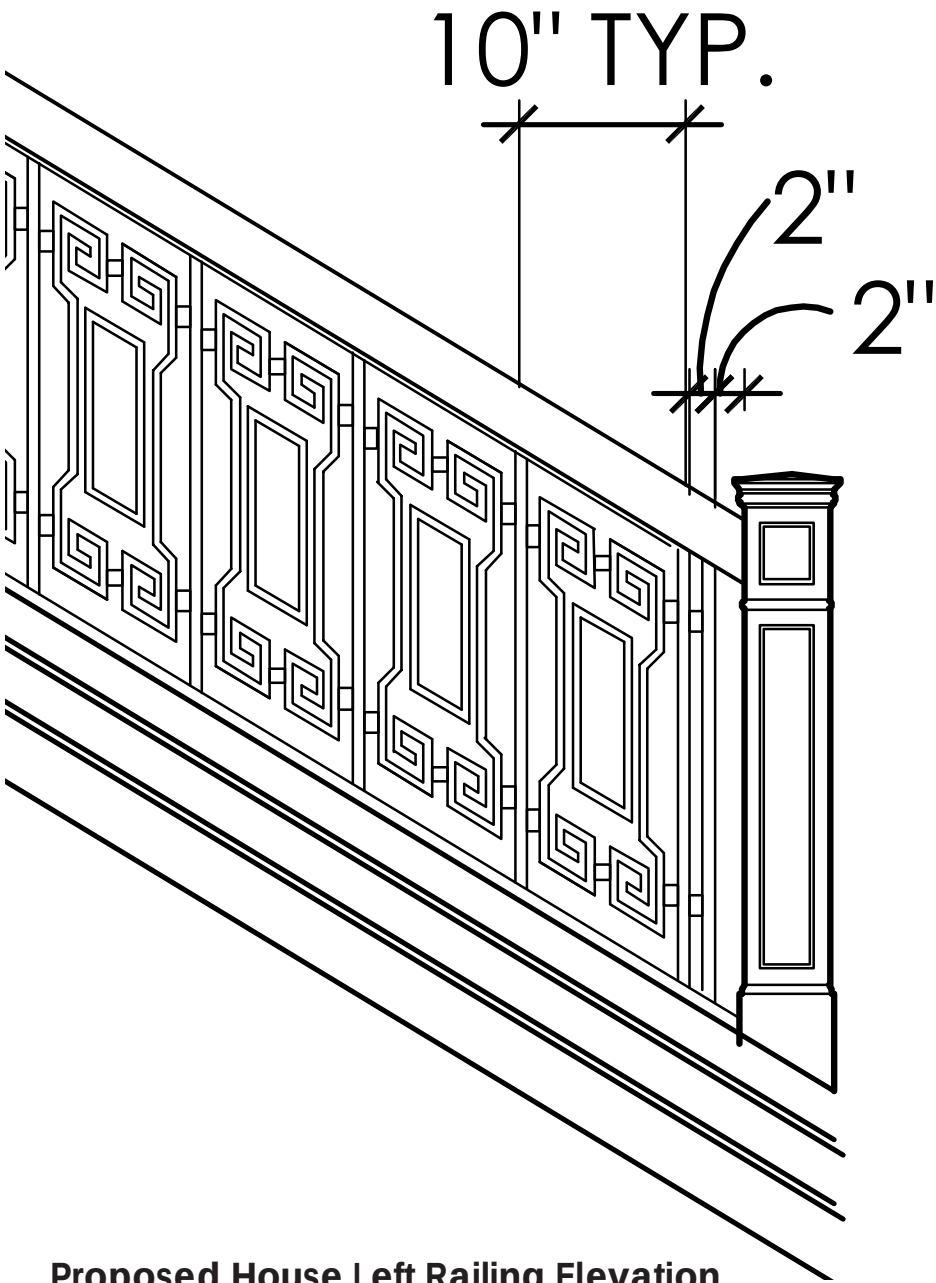


Photo looking up the House Right Stair

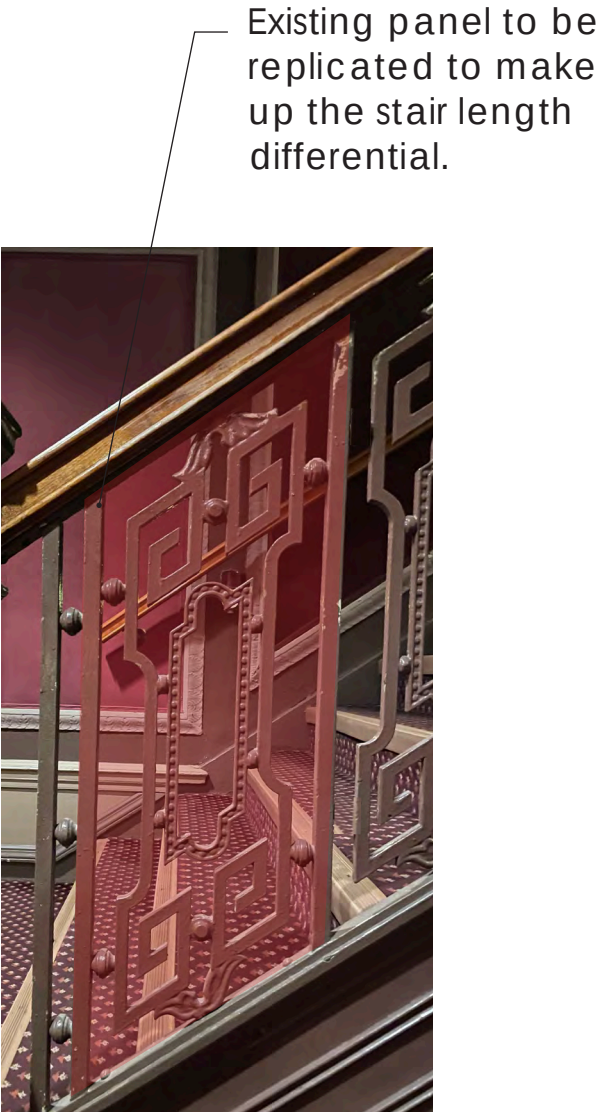
STAIR DETAILS | Strategy of Reusing Existing House Right Railings on the House Left Stair



Existing House Right Railing Elevation



Proposed House Left Railing Elevation



HOUSE RIGHT STAIR RENDERINGS | *Comparison between Existing Conditions, Previously Approved, and New Proposed Conditions*



Existing House Right Stair



Previously Approved (8/12/25) House Right Stair



New Proposed Removed House Right Stair

HISTORIC PHOTOGRAPHS OF PLASTERWORK ABOVE DOORWAYS

The historic image of HR shows that the exit doors were numbered and integrated into the surrounding plasterwork



Historic Photo of House Right



Historic Photo of Rear Orchestra looking towards House Right Doors

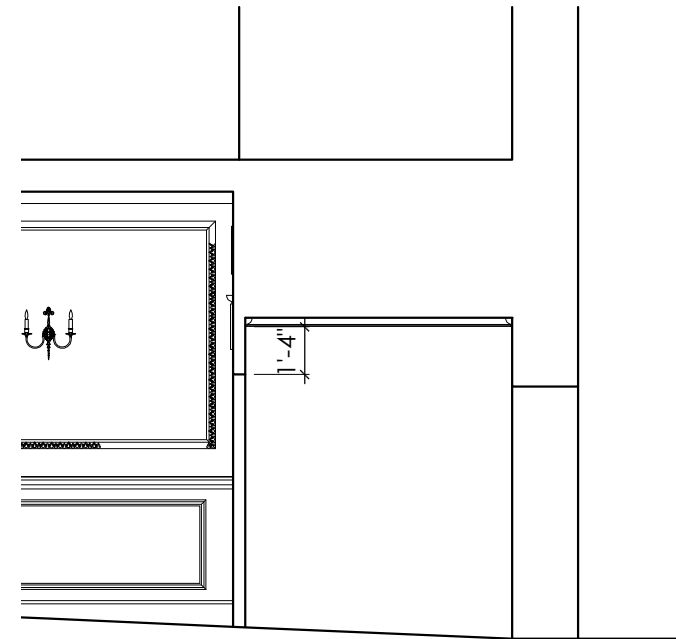
Historic Photo seems to hint that the exit signs above the HL sound & light lock doors were not original.



Current Photo of Header above House Right Doors

HOUSE LEFT ELEVATION & SECTION | Comparison between Previously Approved and New Proposed Conditions

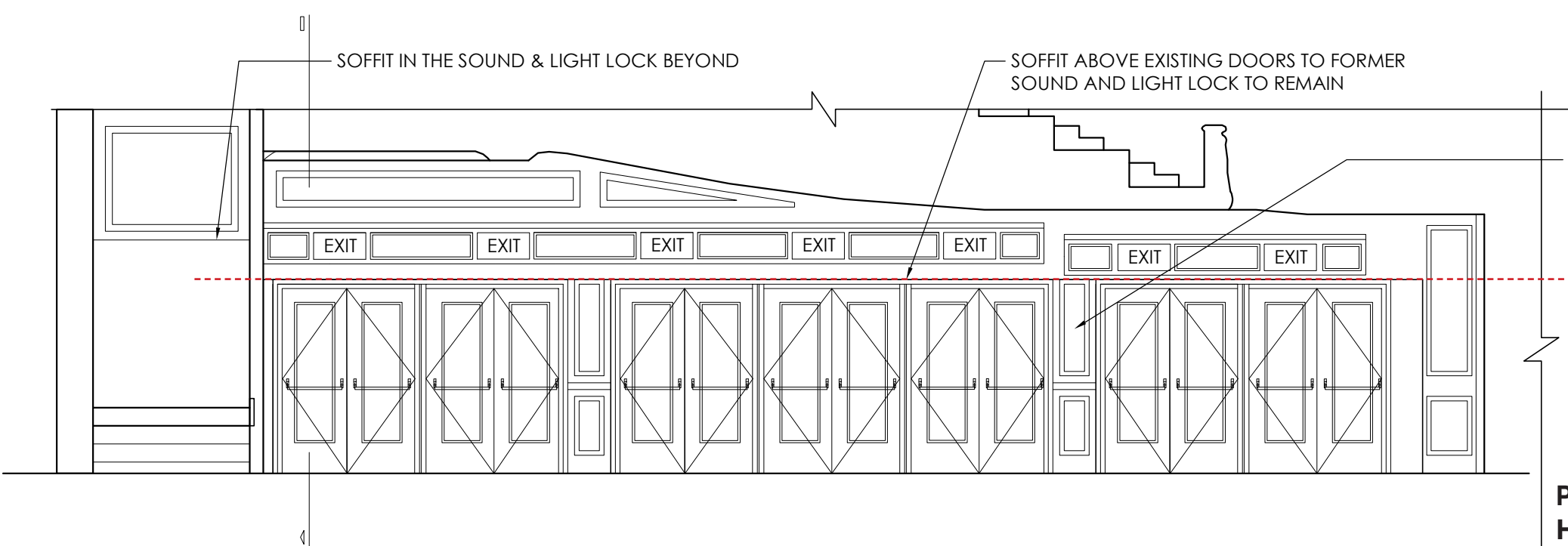
Previously Approved (8/12/25)
Section through Sound & Light Lock



RECREATE HISTORIC ORNAMENTATION FROM REMOVED LOWER WALL OF DOORS TO OUTER WALL

Extent of header

Previously Approved (8/12/25)
House Left Elevation



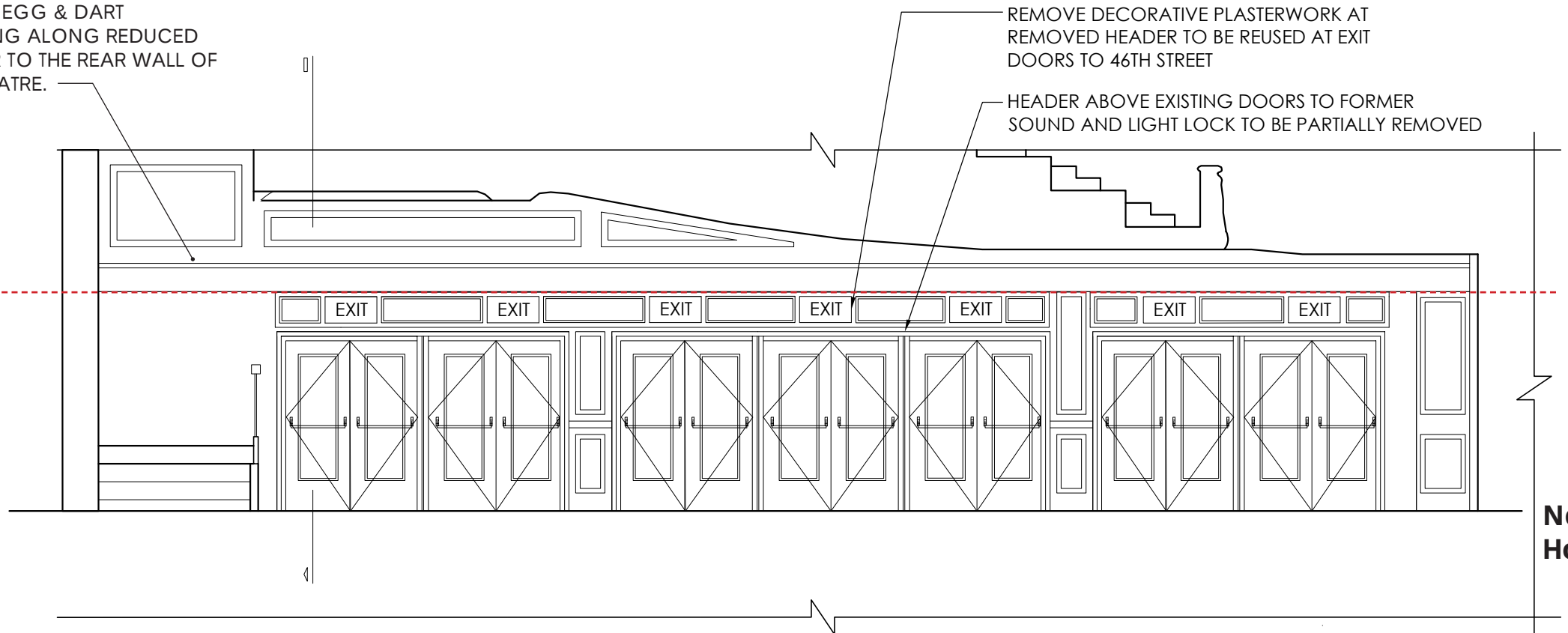
EXTEND EGG & DART MOLDING ALONG REDUCED HEADER TO THE REAR WALL OF THE THEATRE.

REMOVE DECORATIVE PLASTERWORK AT REMOVED HEADER TO BE REUSED AT EXIT DOORS TO 46TH STREET

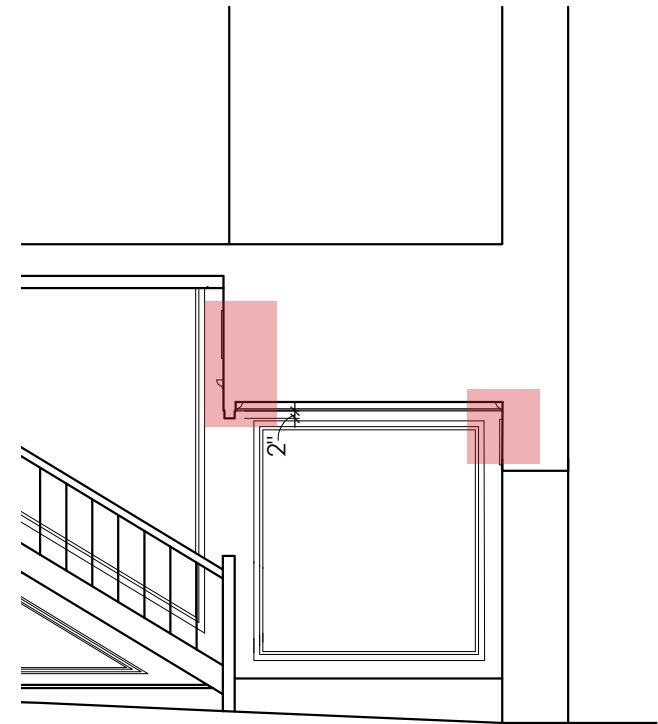
HEADER ABOVE EXISTING DOORS TO FORMER SOUND AND LIGHT LOCK TO BE PARTIALLY REMOVED

Extent of header

New Proposed
House Left Elevation

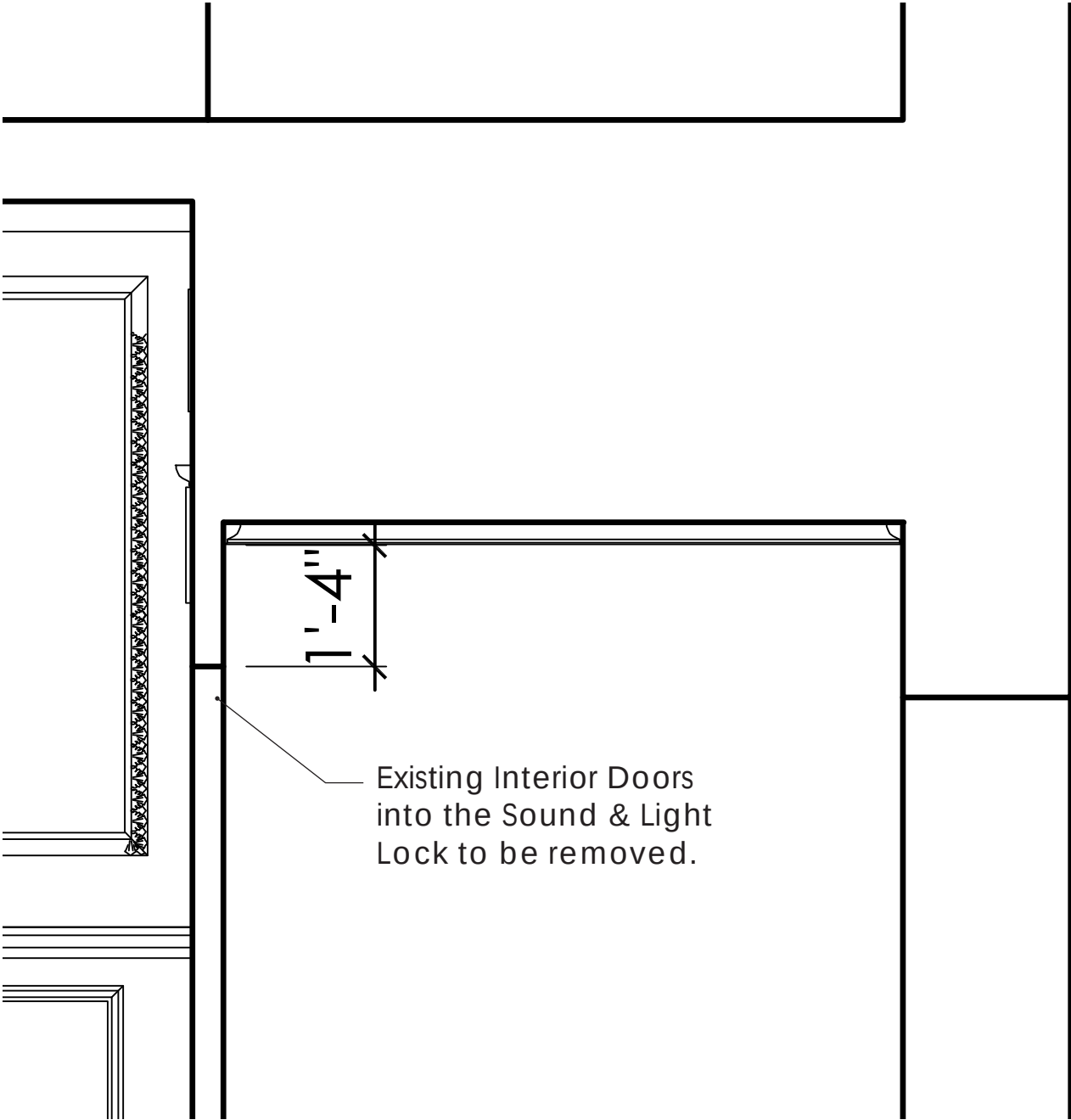


New Proposed
Section through Sound &
Light Lock

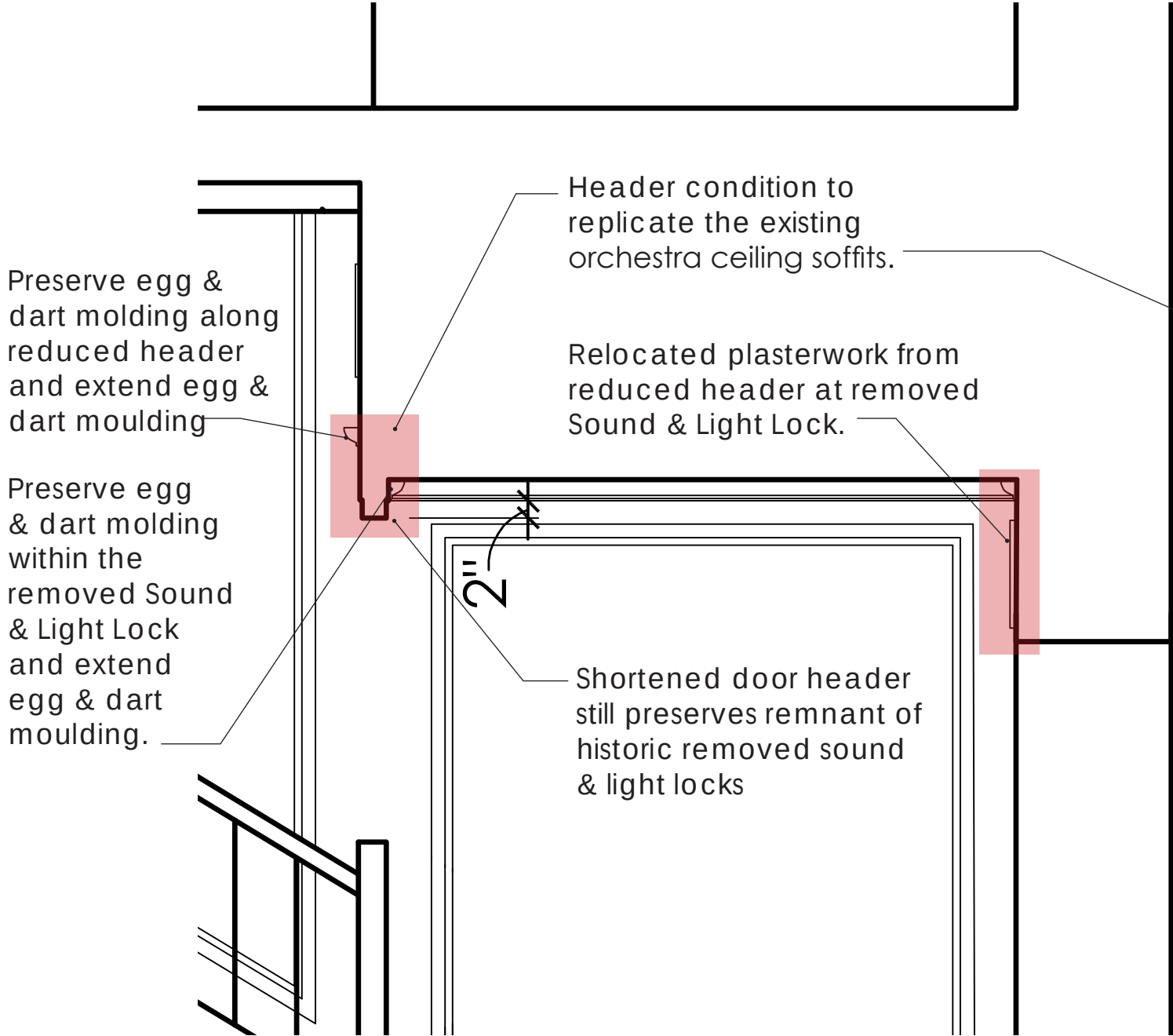


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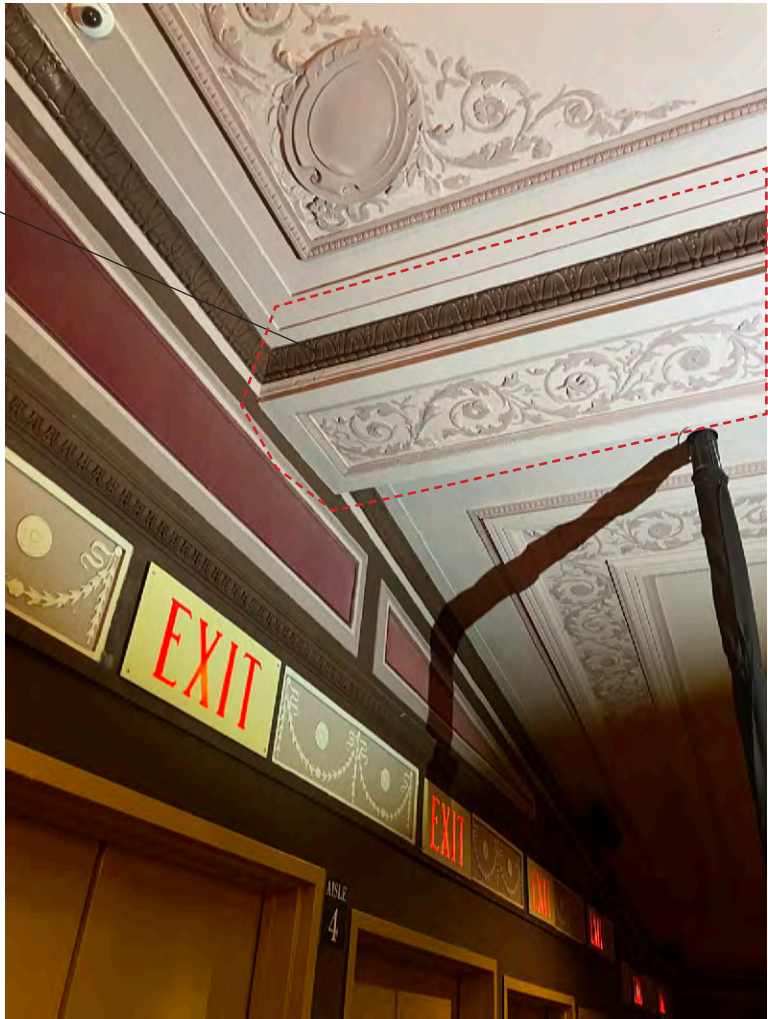
HOUSE LEFT SECTION THROUGH REMOVED SOUND & LIGHT LOCK | *Comparison between Previously Approved and New Proposed Conditions*



Previously Approved (8/12/25)
Section through Sound & Light Lock



New Proposed
Section through Sound & Light Lock



HOUSE LEFT STAIR RENDERINGS | *Comparison between Existing Conditions and New Proposed Conditions*



Existing House Left Stair

- Extended Egg & Dart Molding -----
- Extended Egg & Dart Molding -----
- Extended Door Header -----
- Reuse railings from removed House Right Stair -----



New Proposed House Left Stair

HOUSE LEFT STAIR RENDERINGS | *Comparison between Existing Conditions, Previously Approved, and New Proposed Conditions*



Existing House Left Stair



Previously Approved (8/12/25) House Left Stair



New Proposed House Left Stair

HOUSE LEFT STAIR SUMMARY



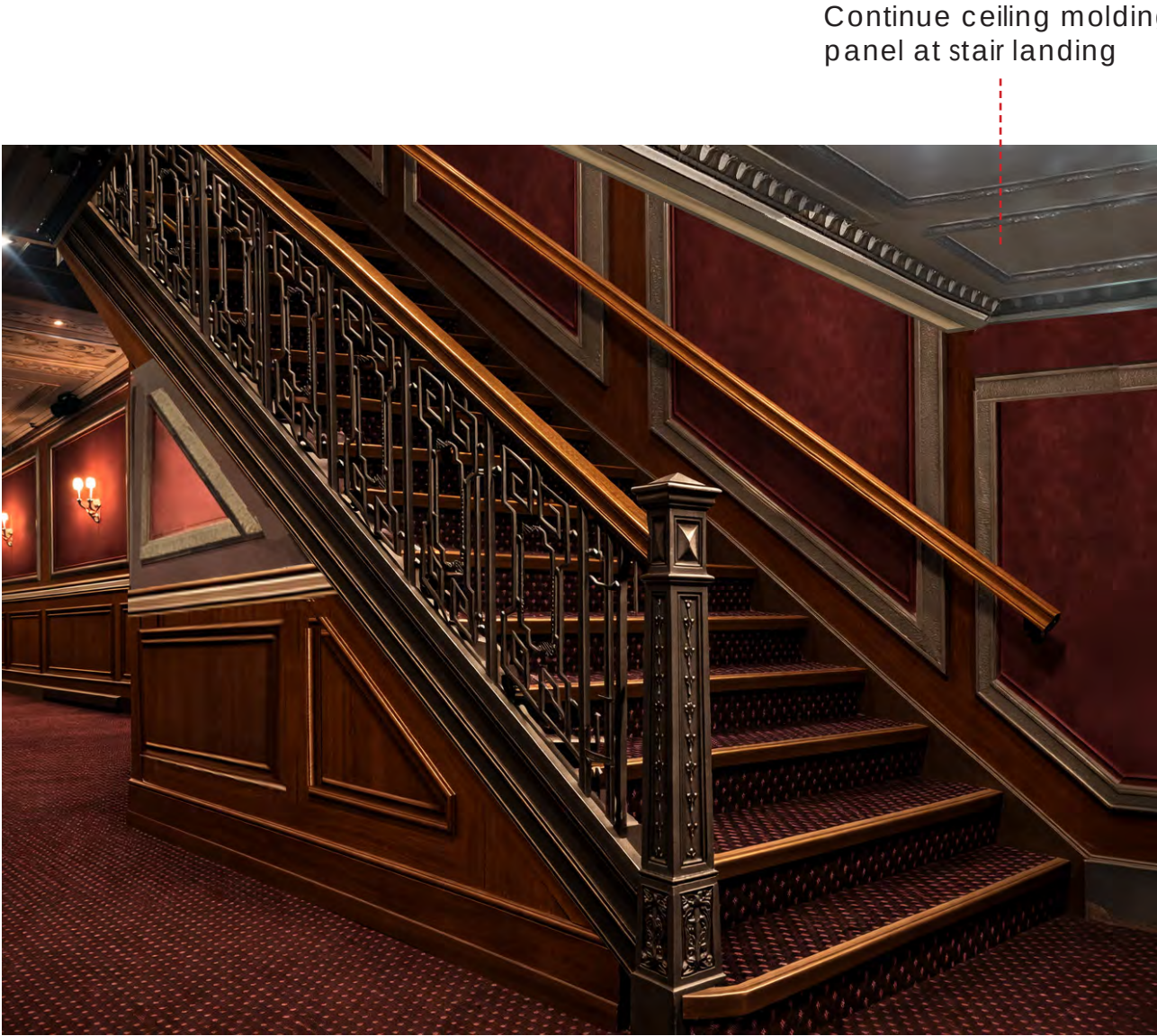
Existing House Left Stair

Existing handrail matches the wood of the historic handrails throughout. Existing handrail to remain.



Existing House Right Stair

Modified HL Stair to match the aesthetics and openness of the HR removed Stair.



Continue ceiling molding panel at stair landing

New Proposed House Left Stair

HOUSE LEFT STAIR RENDERINGS | *New Proposed Conditions*



New Proposed Removed House Left Stair looking towards Rear Orchestra



New Proposed Removed House Left Stair looking towards 46th Street



House Right & Left Stage View Existing Conditions



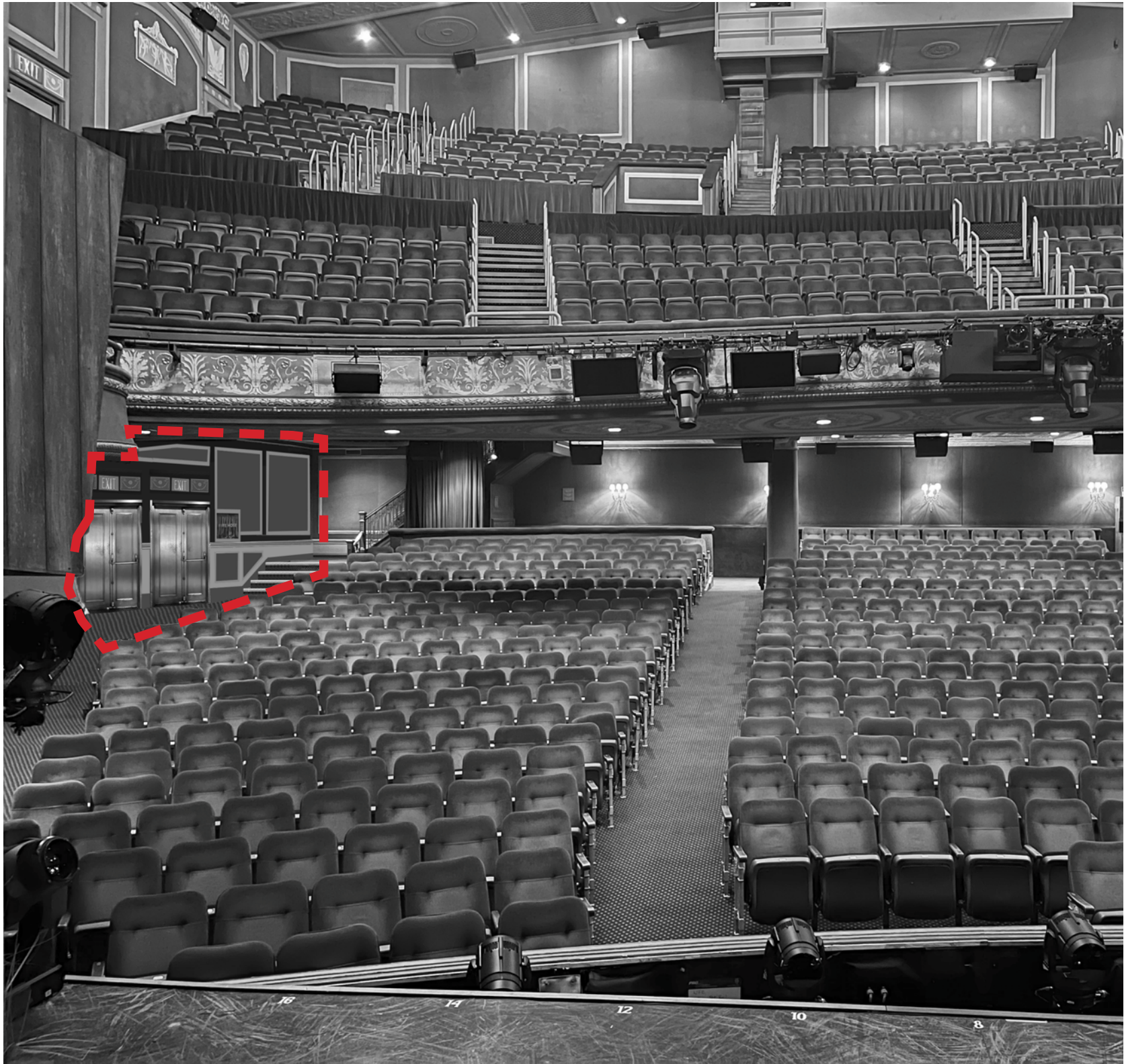
Existing House Right
Stage View



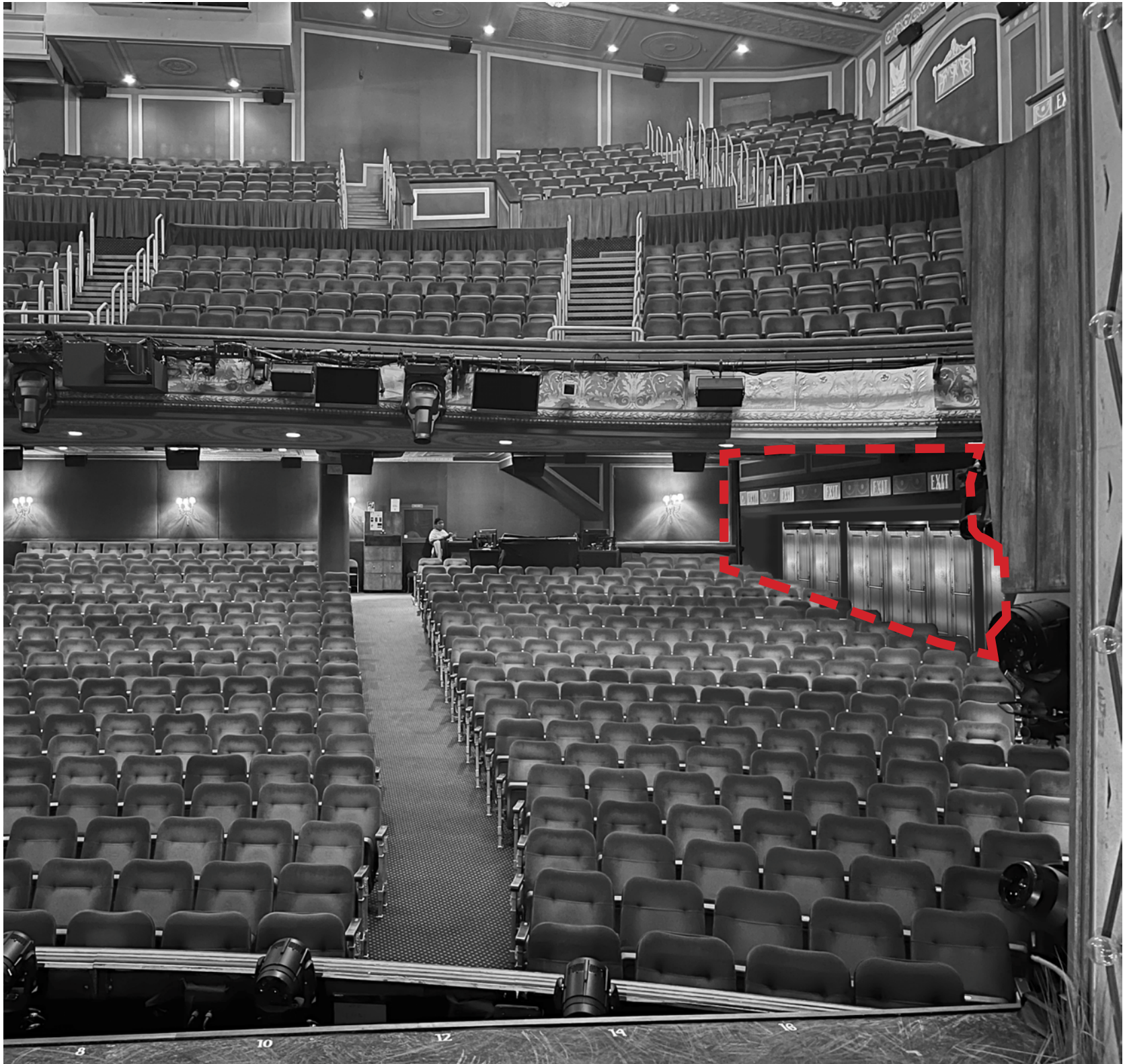
Existing House Left
Stage View

Imperial Theatre LPC Package
249 West 45th Street
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House Right & Left Stage View Previously Approved Renders



Previously Approved (8/12/25)
House Right Stage View Render



Previously Approved (8/12/25)
House Left Stage View Render

Imperial Theatre LPC Package
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House Right & Left Stage View New Proposed Renders



New Proposed House
Right Stage View Render



New Proposed House
Left Stage View Render

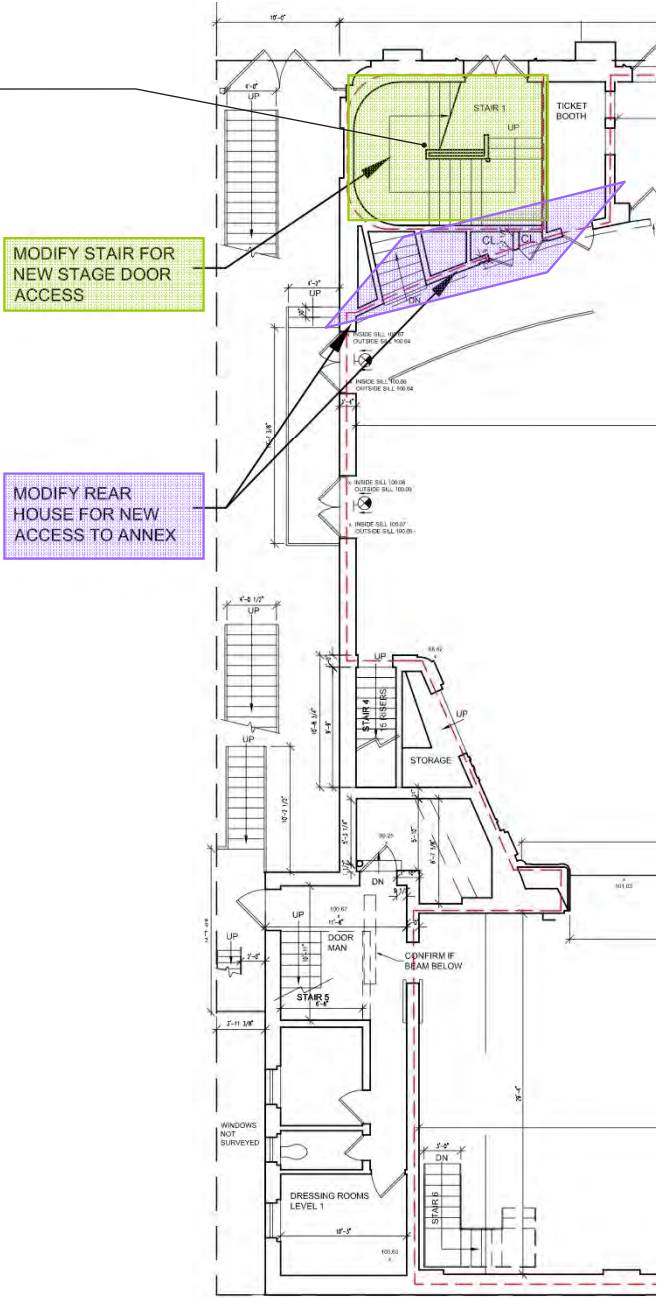
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CORT / JAMES EARL JONES THEATRE PRECEDENT |

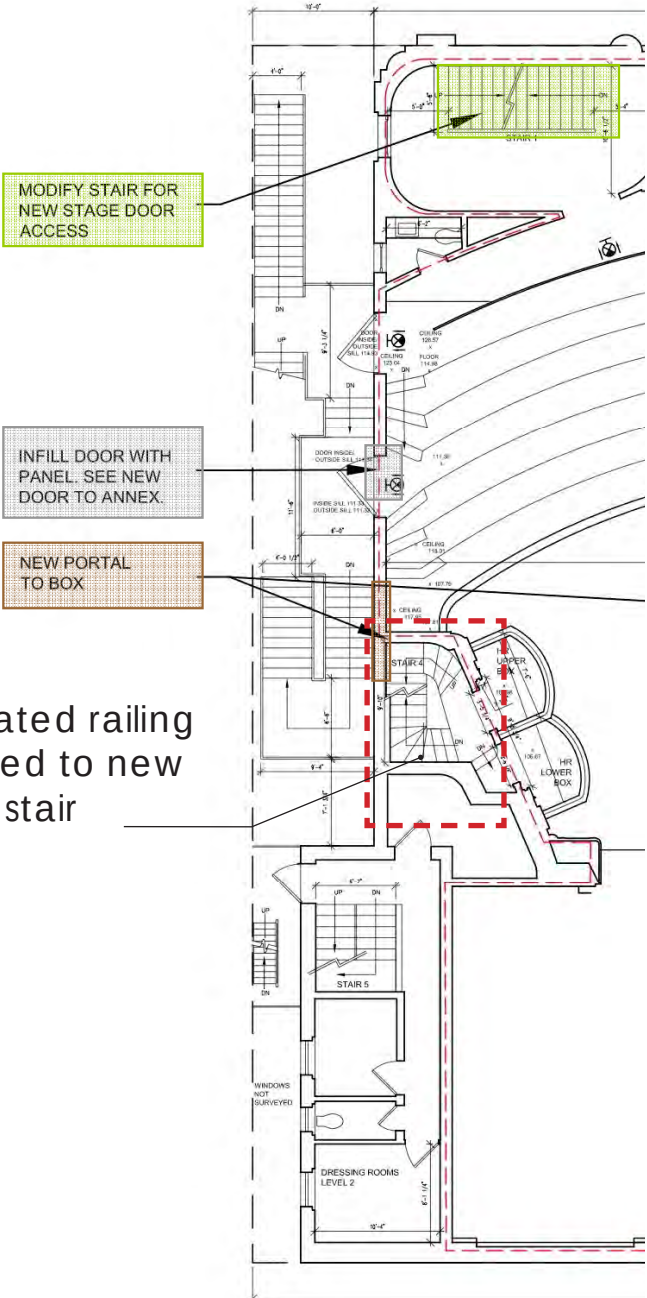
Designated railing
originally located at
HR normal exit stair

LPC Approval
COFA-19-18335

“removing the house
right staircase between
the orchestra level
and the mezzanine
level, salvaging the
decorative iron railings,
newel posts, and
historic light fixtures,
and re-using them at a
new staircase between
the house right boxes
and the new annex,
and installing a new
staircase from the
orchestra level to the
basement”



Pre-existing Designated
Railing Location



Relocated Designated
Railing Location



Pre-existing Designated Railing
at HR Normal Exit Stair



Relocated Designated Railing at
HR Box Stair

Imperial Theatre LPC Package
249 West 45th Street
03/12/26

HISTORIC PHOTO PHOTOS OF BALCONY HOUSE RIGHT EMERGENCY EXIT



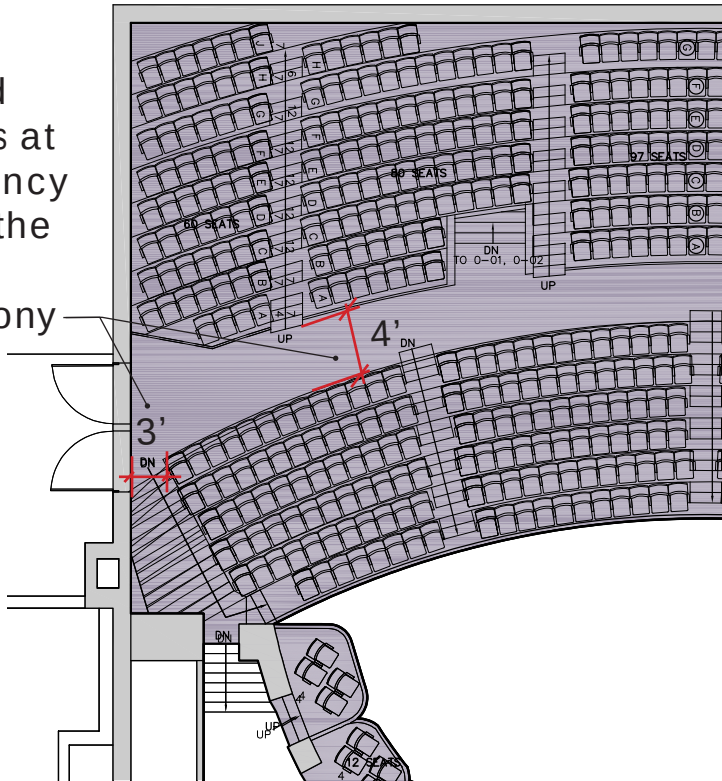
Imperial Theatre LPC Package
249 West 45th Street
03/12/26

EXISTING CONDITIONS PHOTOS OF BALCONY HOUSE RIGHT EMERGENCY EXIT



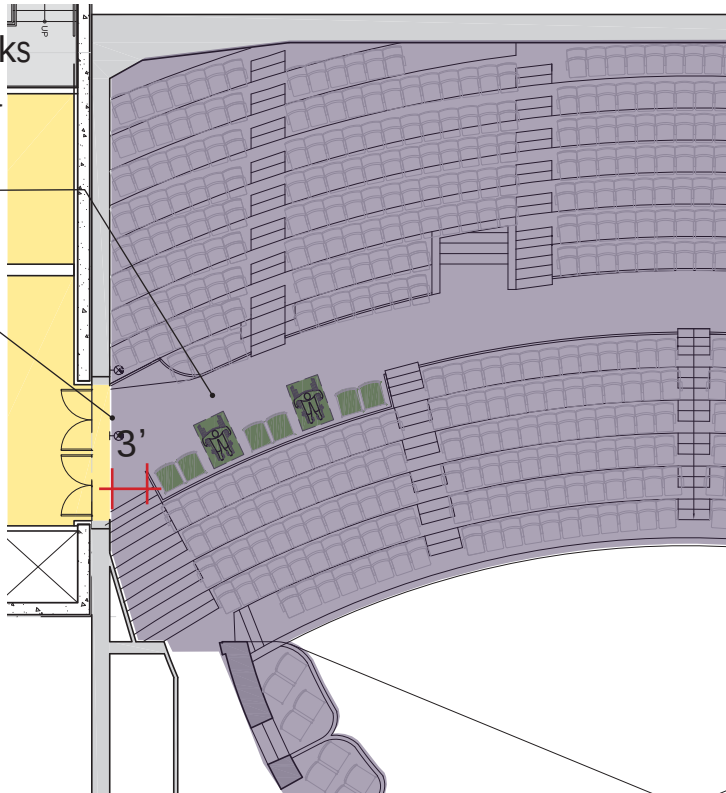
BALCONY HOUSE RIGHT PLANS | *Comparison between Existing Conditions, Previously Approved, and New Proposed Conditions*

Constrained pinch points at the emergency exit and at the stairs to the upper balcony



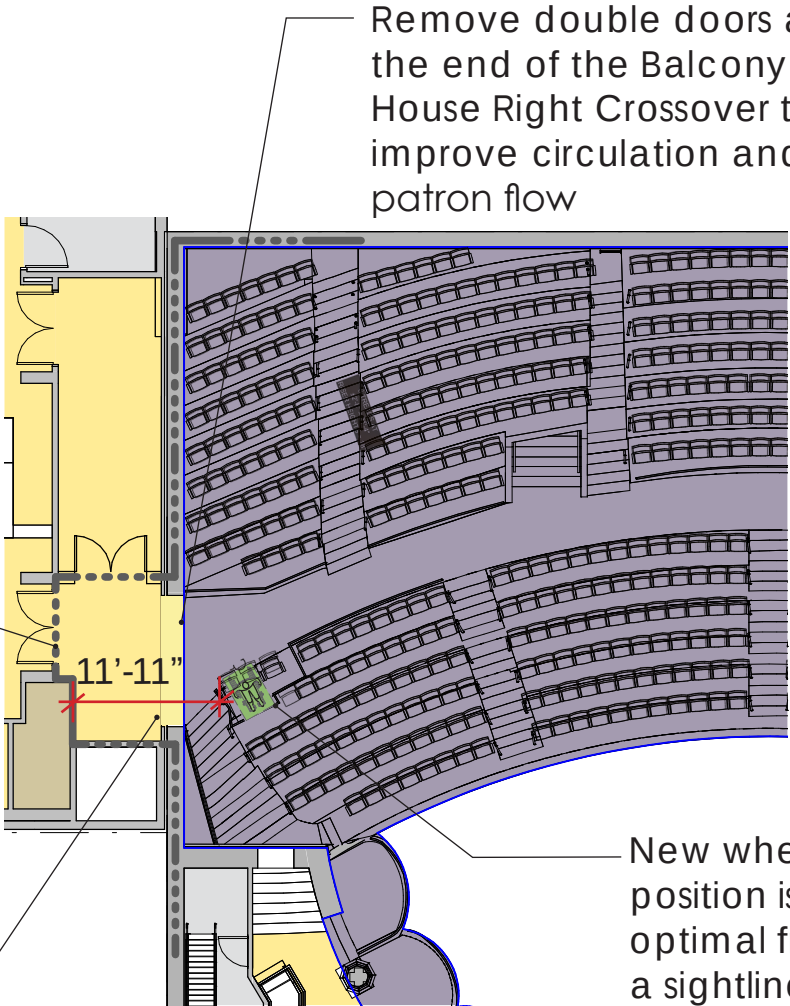
Existing House Right Balcony

Previously proposed wheelchair positions blocks sightlines for a multitude of seats behind
Pinch point remains



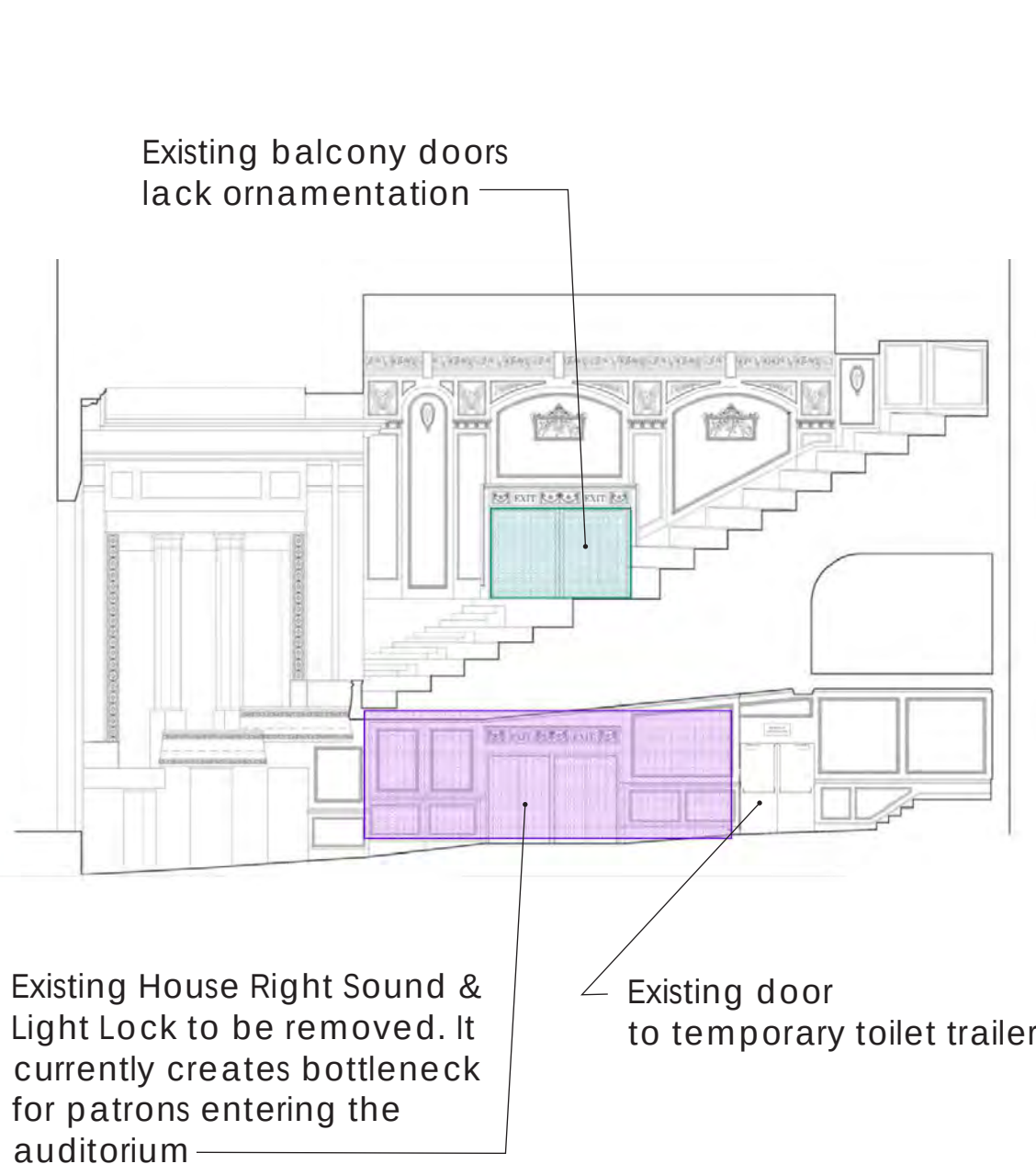
Previously Approved (8/12/25) House Right Balcony

Details on removed doors recreated onto new doors leading into the Lobby and Sound & Light Lock

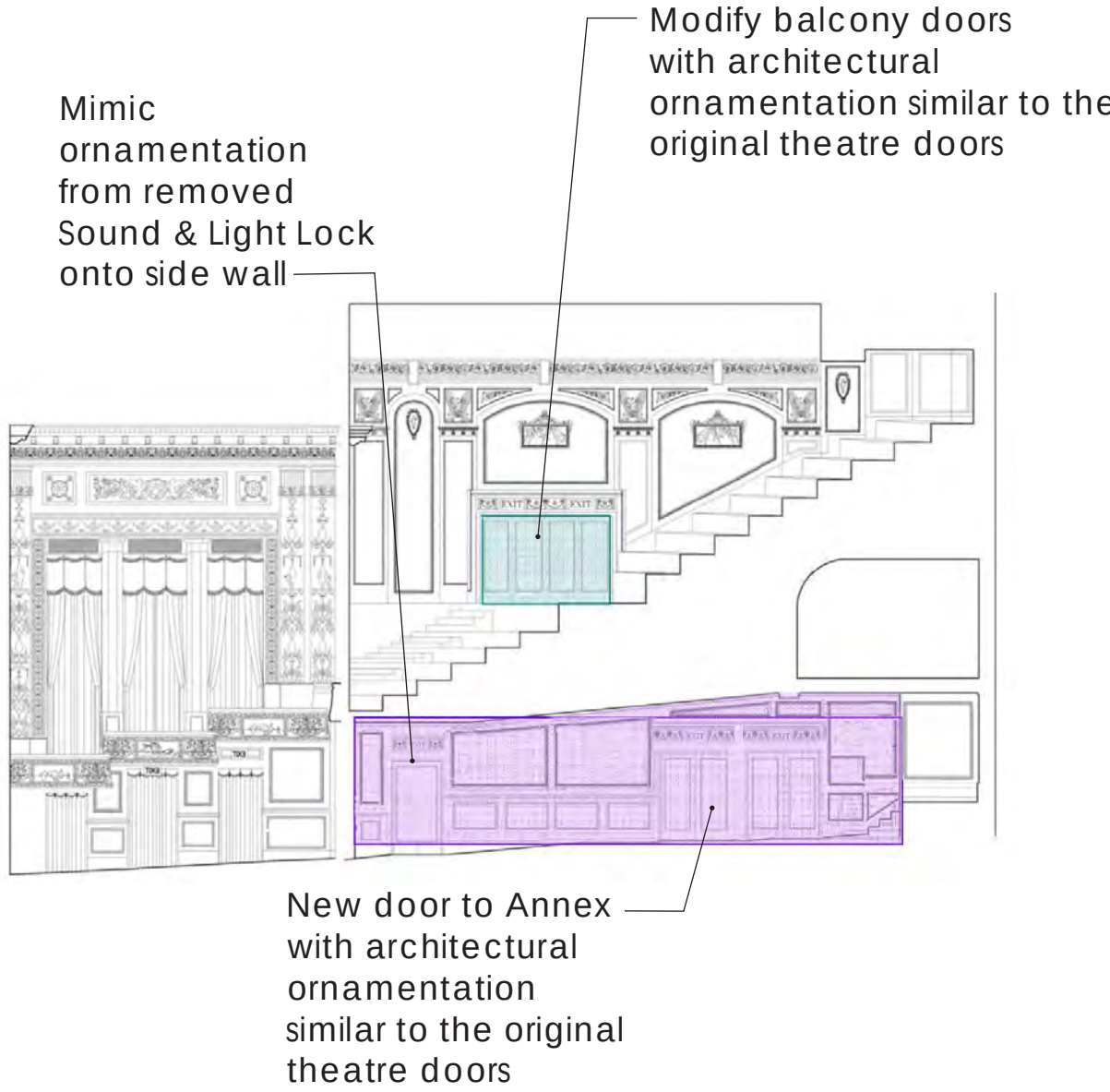


New Proposed House Right Balcony

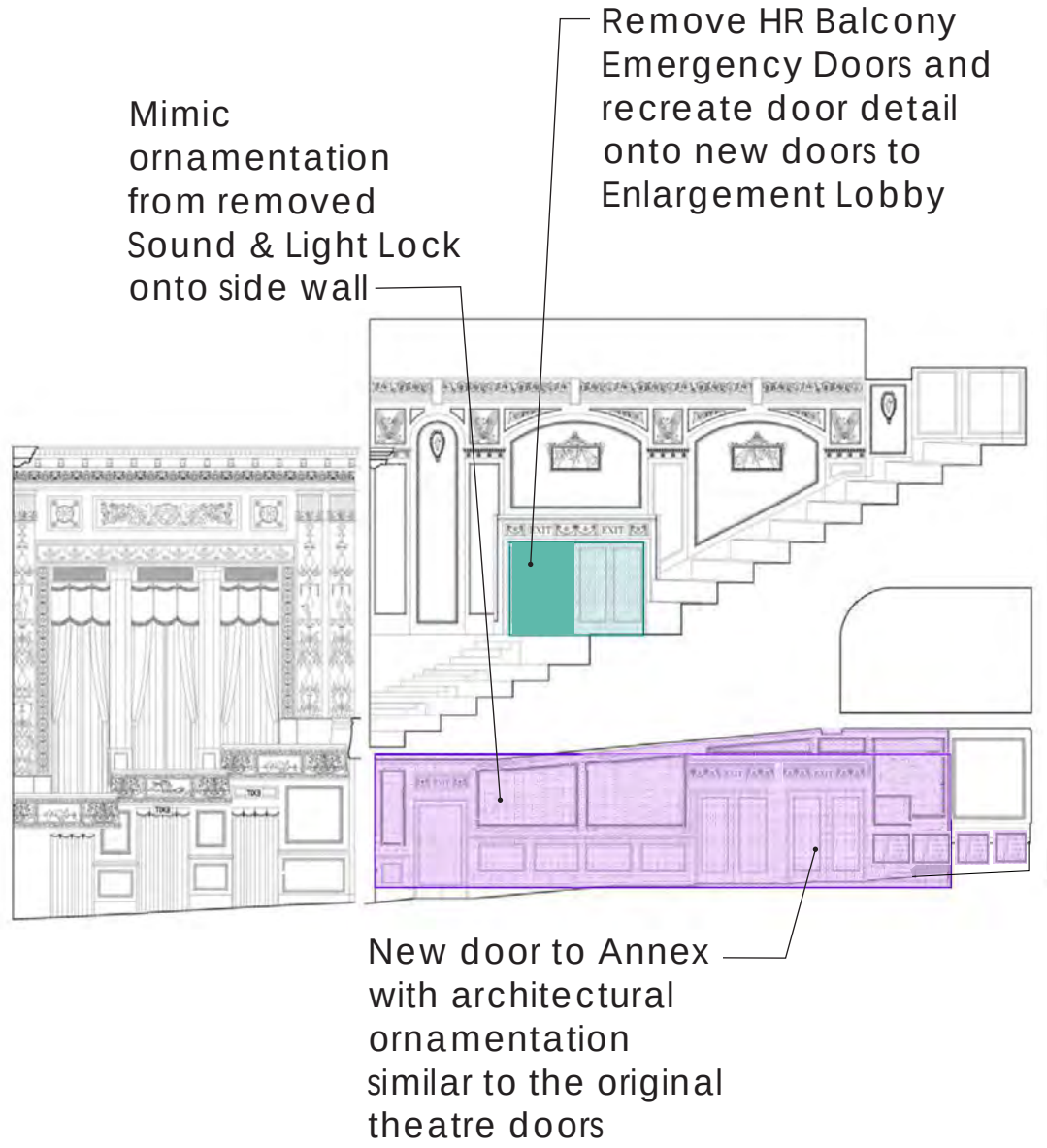
HOUSE RIGHT BALCONY ELEVATIONS | *Comparison between Existing Conditions, Previously Approved, and New Proposed Conditions*



Existing House Right Elevation



Previously Approved (8/12/25) House Right Elevation



New Proposed House Right Elevation

HOUSE RIGHT BALCONY RENDERINGS | *Comparison between Existing Conditions, Previously Approved, and New Proposed Conditions*

Presrve and modify cased opening with similar finish as new exit doors. Center stile of cased opening to be removed.



Existing Balcony House Right Emergency Doors

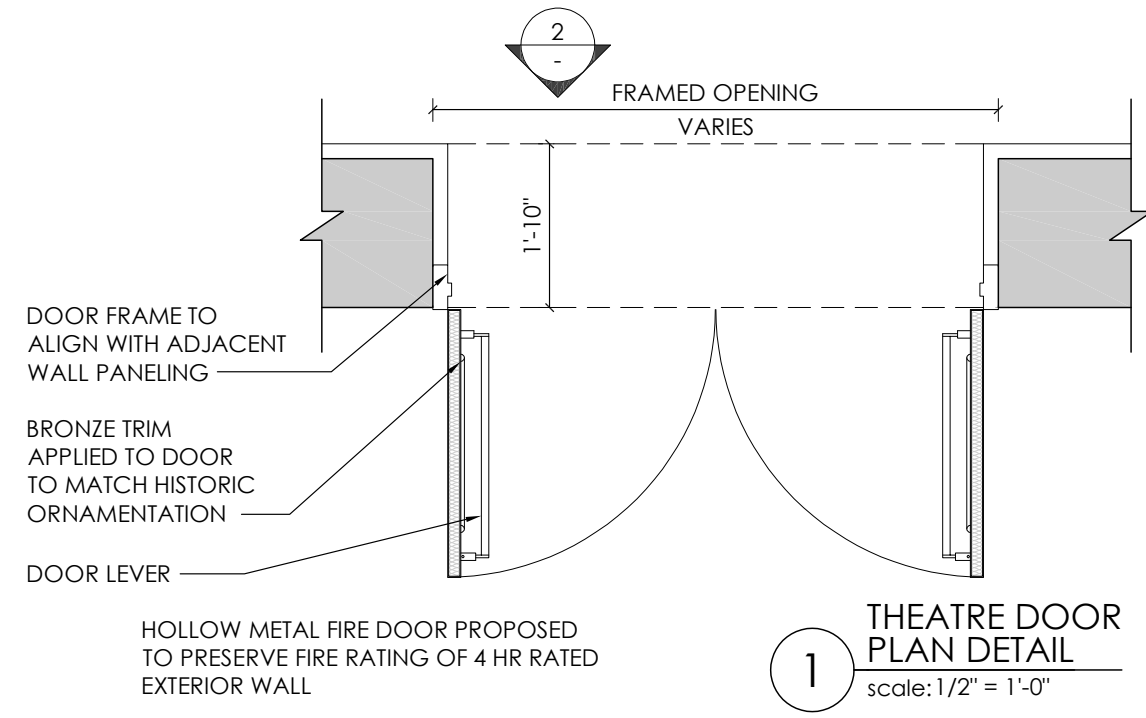
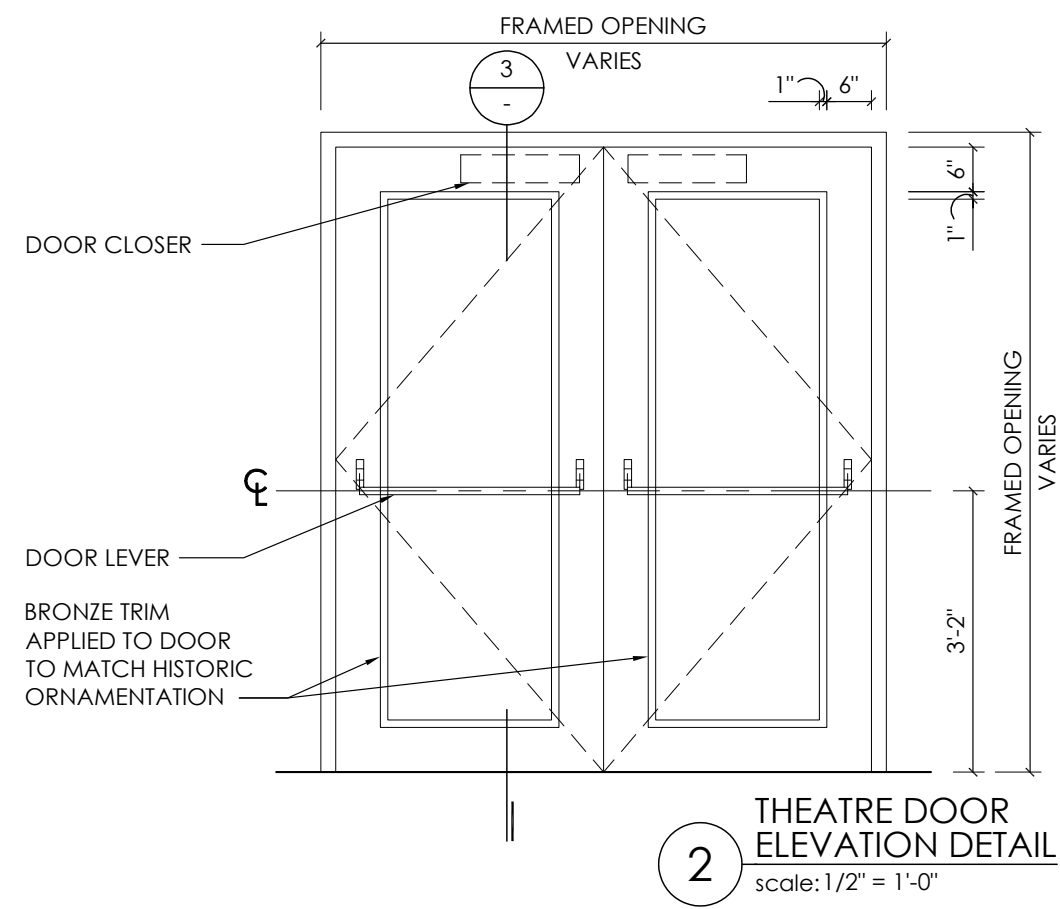
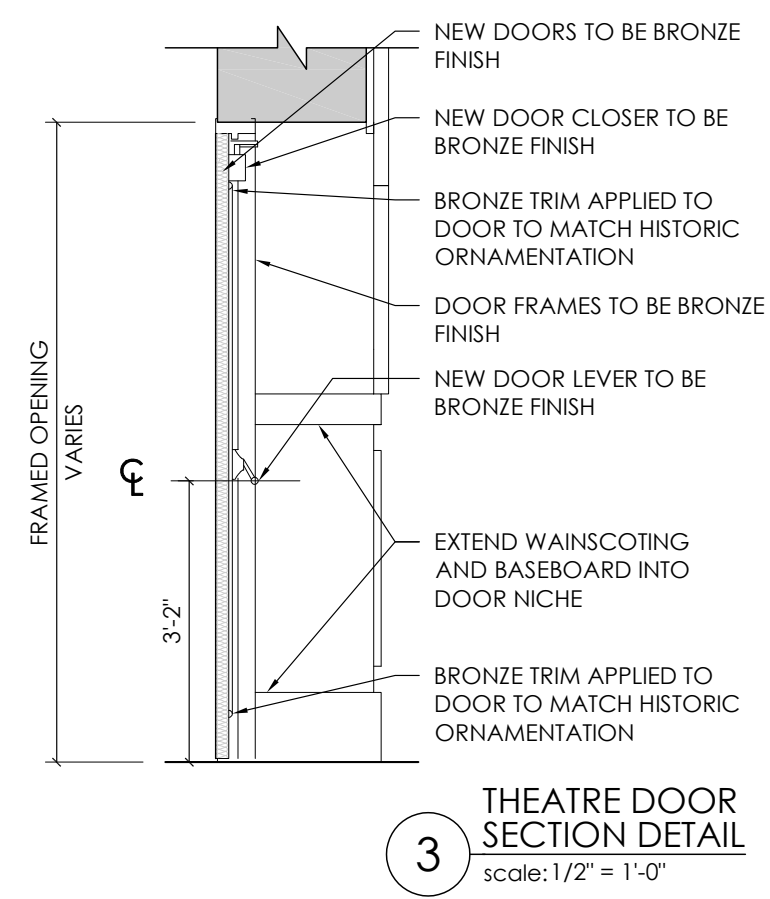


Previously Approved (8/12/25) Balcony House Right Emergency Doors

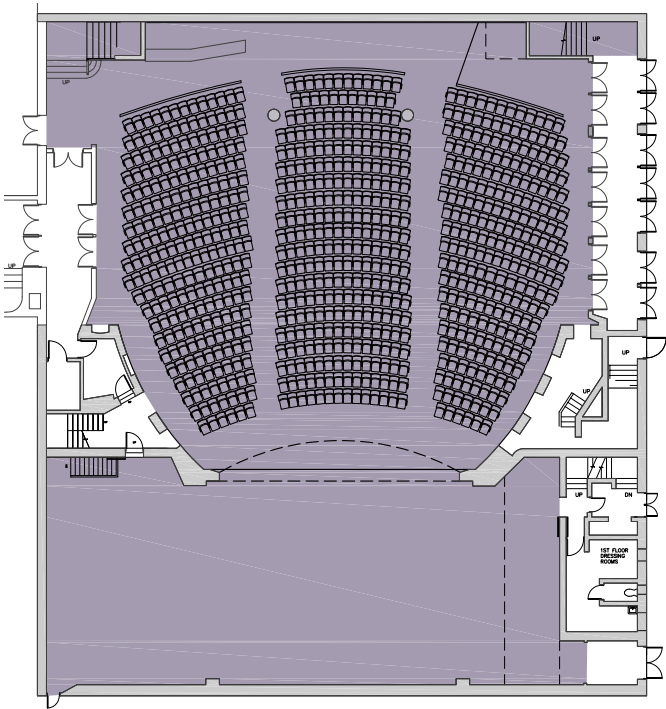


New Proposed Balcony House Right Emergency Doors

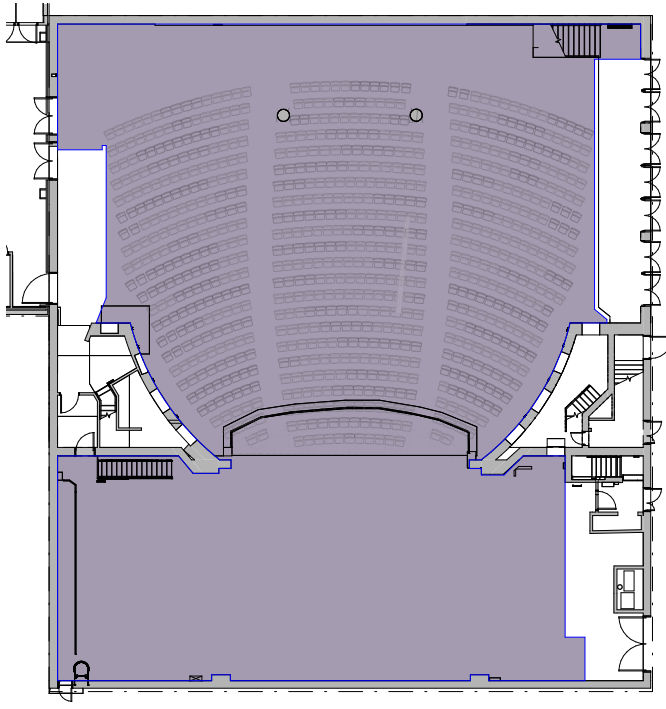
New Door Openings into Annex



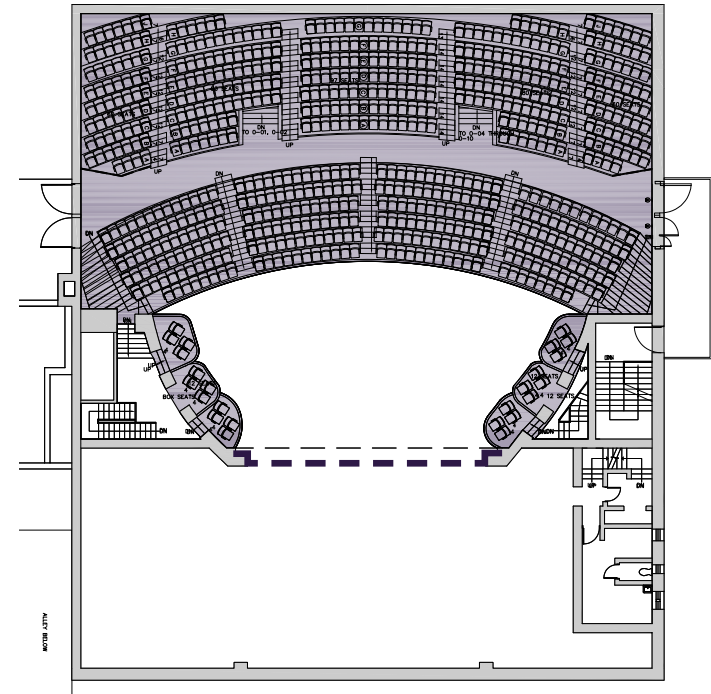
SUMMARY



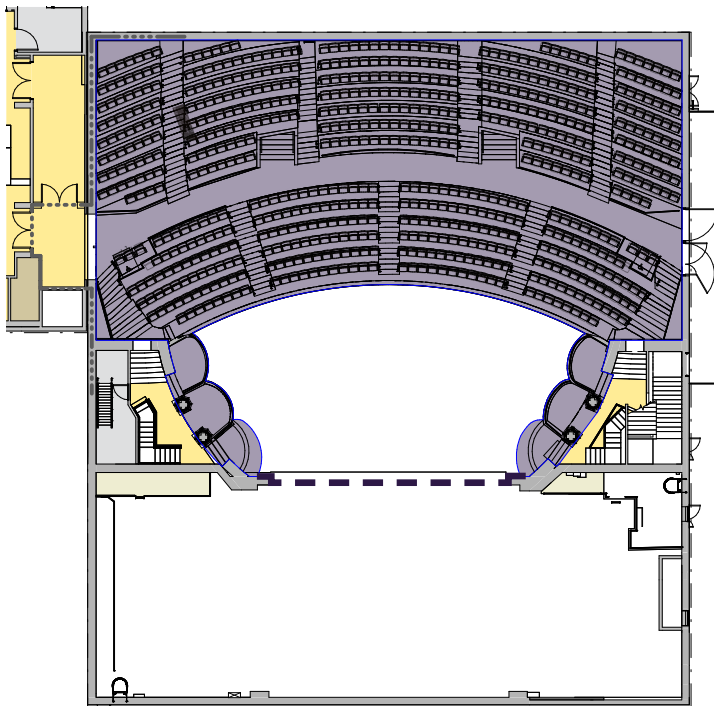
Existing Orchestra Plan



Proposed Orchestra Plan



Existing Balcony Plan

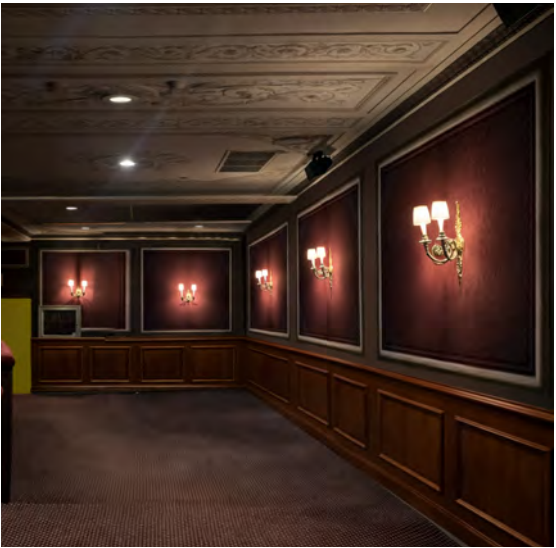


Proposed Balcony Plan

Existing House
Right Stair



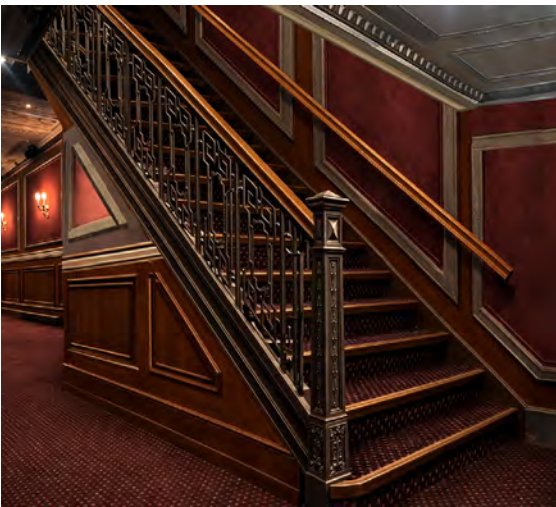
New Proposed
House Right
Stair



Existing House
Left Stair



New Proposed
House Left
Stair



Existing
House Right
Emergency
Doors



New Proposed
Balcony
House Right
Emergency
Doors



March 17, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 11, LPC-26-07944

249 West 45th Street – Imperial Theater

Interior Landmark – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 677 1007

Passcode: 598100

By Phone: 646-828-7666 (NY)

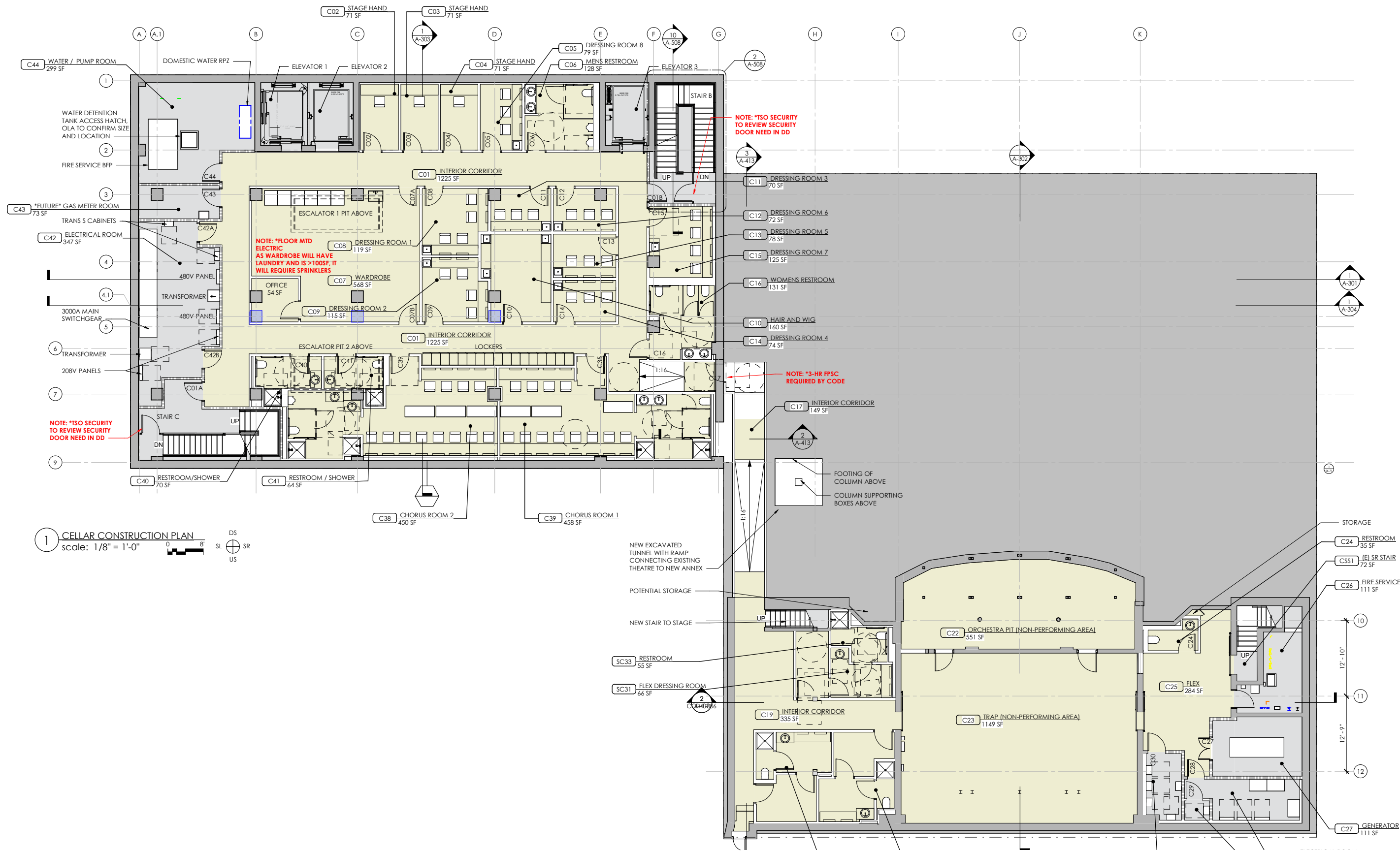
833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

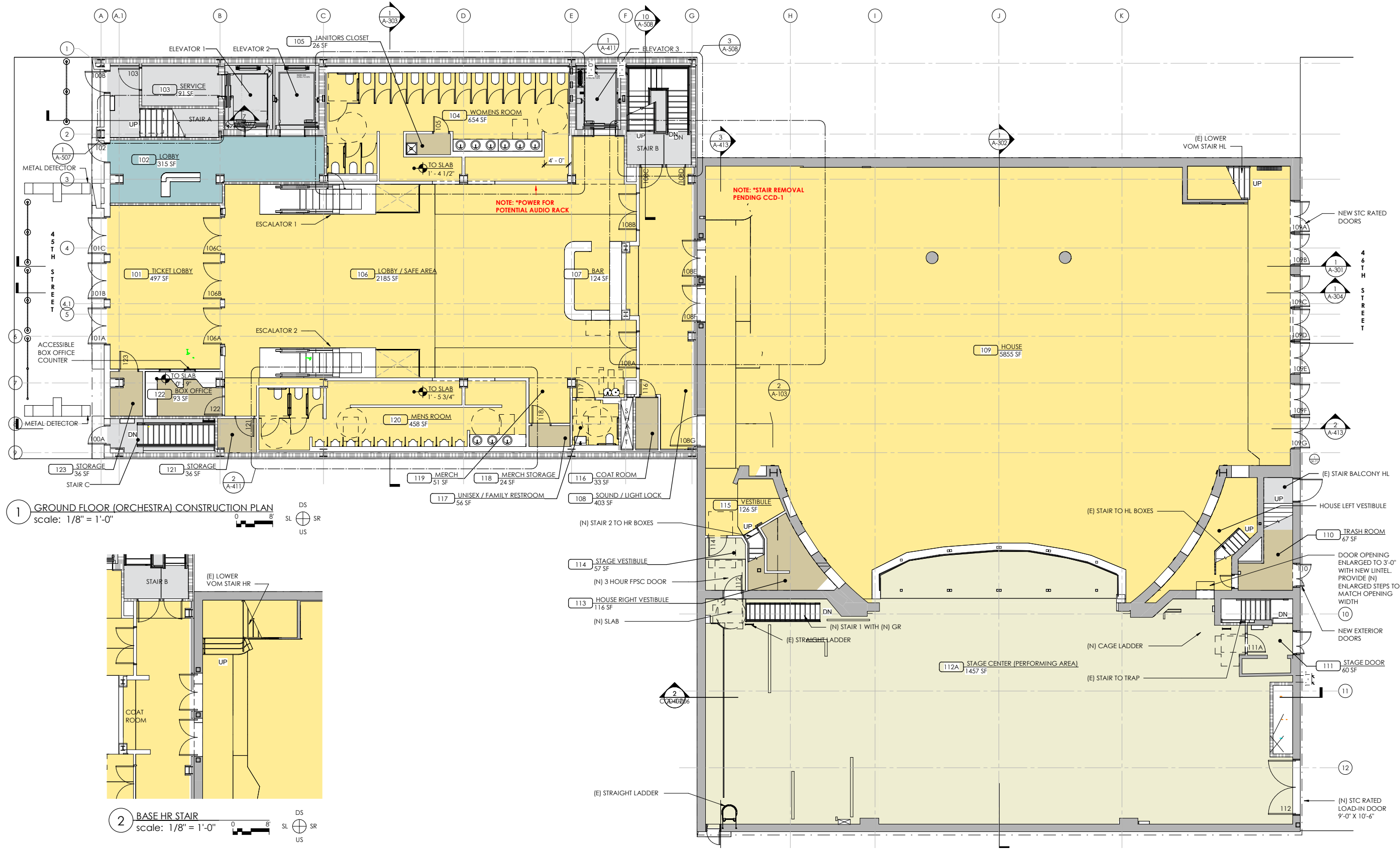
Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

Appendix

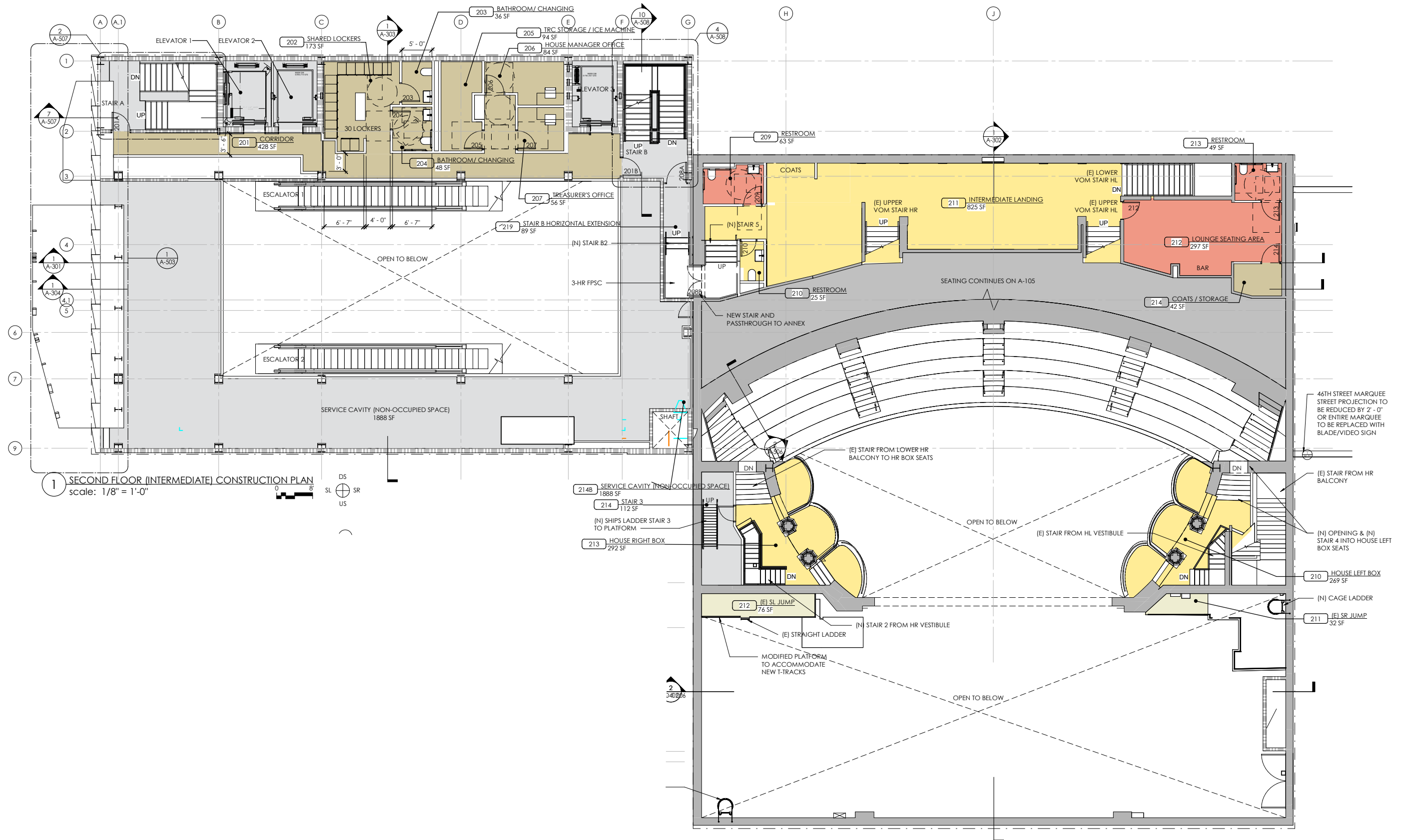
CELLAR PLAN



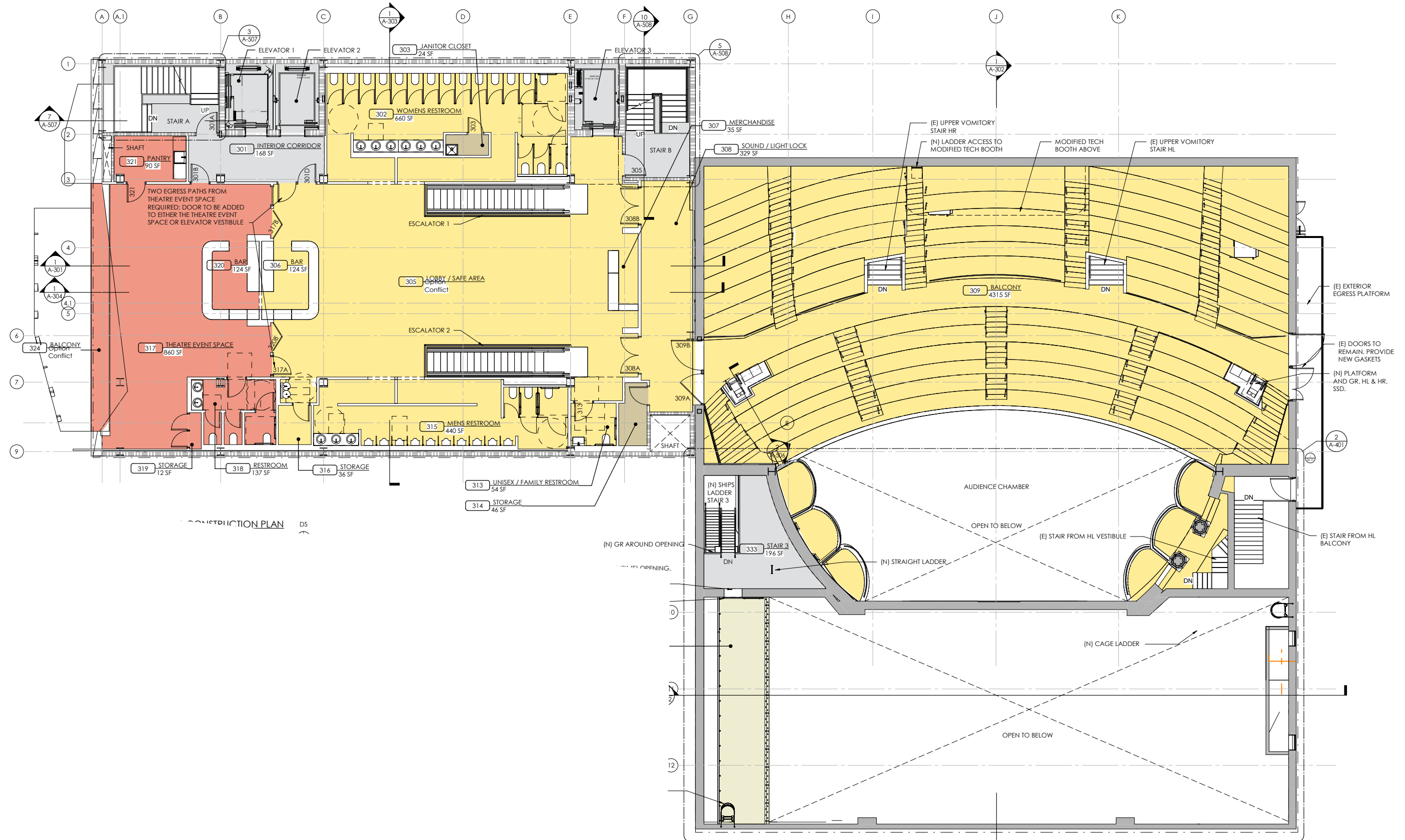
ORCHESTRA PLAN



Checker



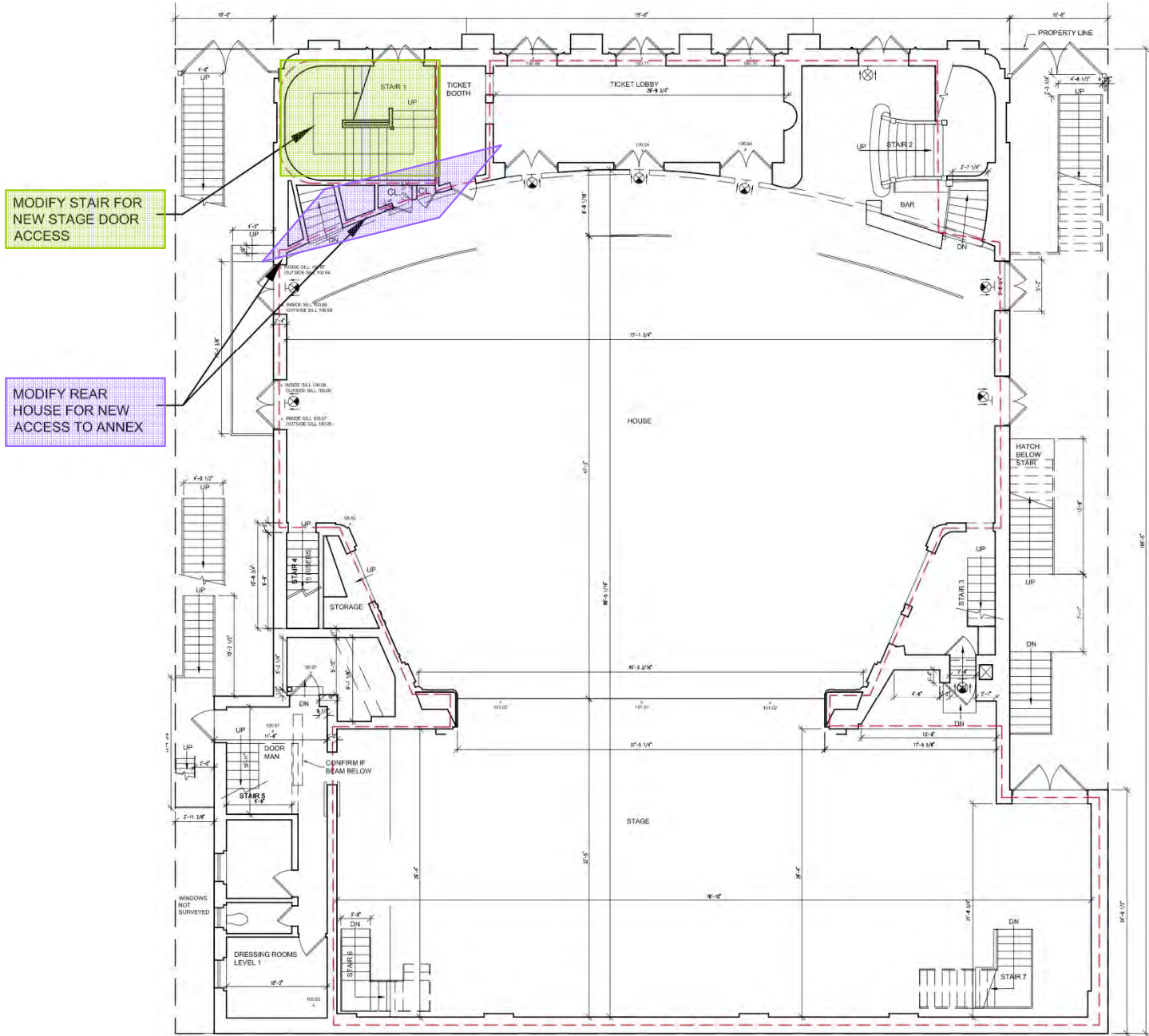
Checker



CORT / JAMES EARL JONES THEATRE PRECEDENT |

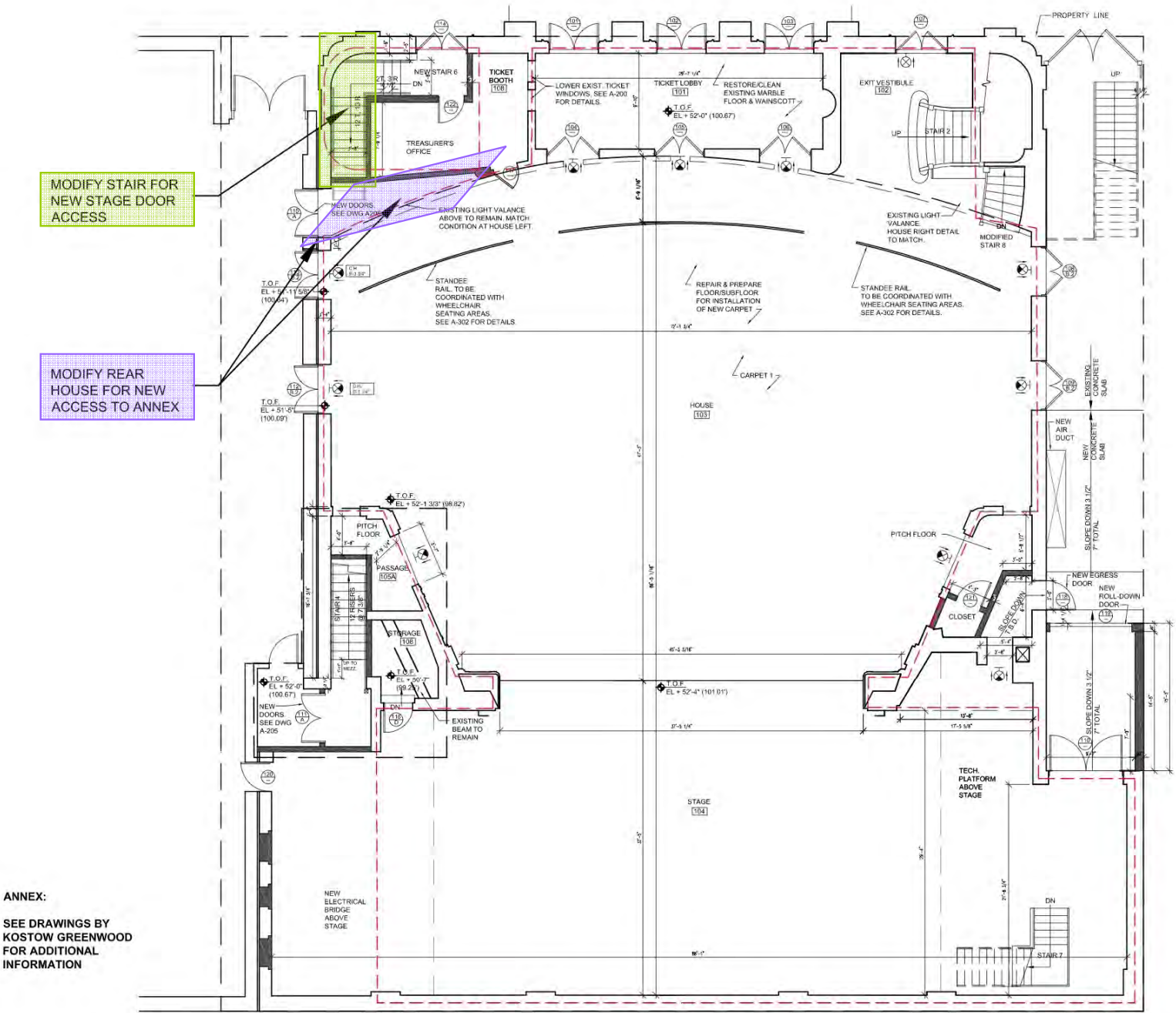
LPC Approval
COFA-19-18335

“removing the house right staircase between the orchestra level and the mezzanine level, salvaging the decorative iron railings, newel posts, and historic light fixtures, and re-using them at a new staircase between the house right boxes and the new annex, and installing a new staircase from the orchestra level to the basement”



EXISTING

LPC-33



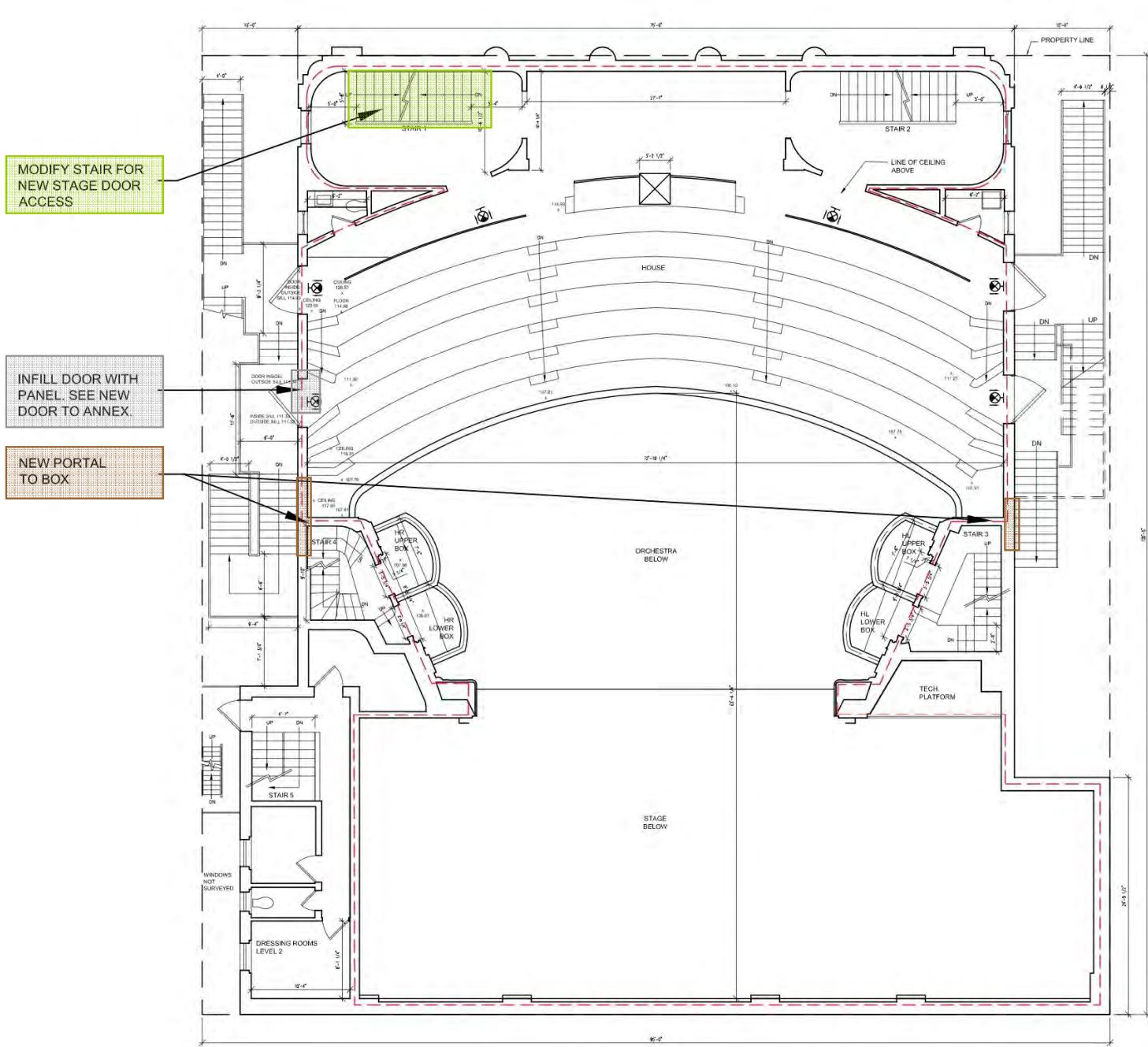
PROPOSED

Imperial Theatre LPC Package
249 West 45th Street
03/12/26

CORT / JAMES EARL JONES THEATRE PRECEDENT |

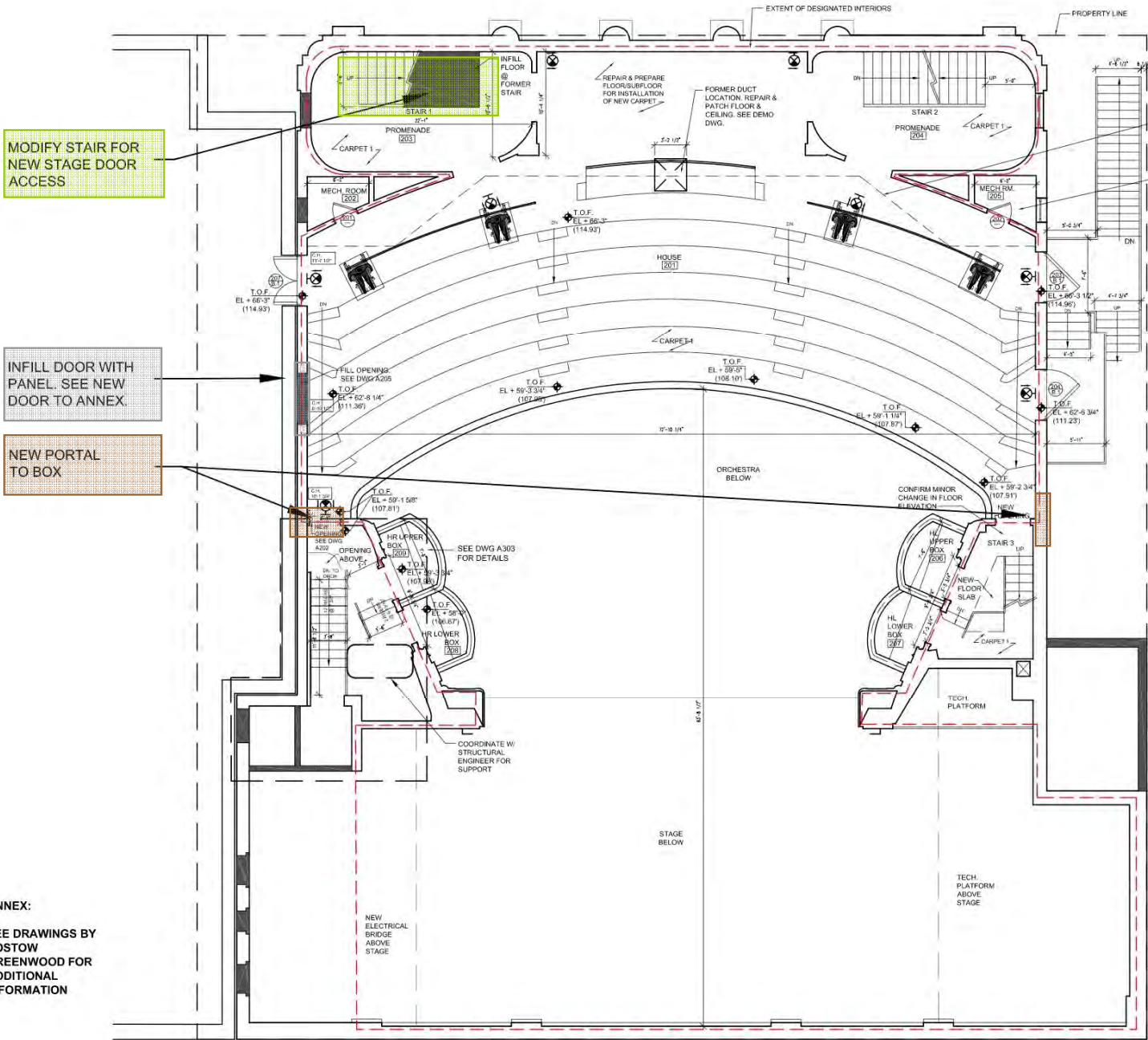
LPC Approval
COFA-19-18335

“removing the house right staircase between the orchestra level and the mezzanine level, salvaging the decorative iron railings, newel posts, and re-using them at a new staircase between the house right boxes and the new annex, and installing a new staircase from the orchestra level to the basement”



LPC-34

EXISTING



PROPOSED

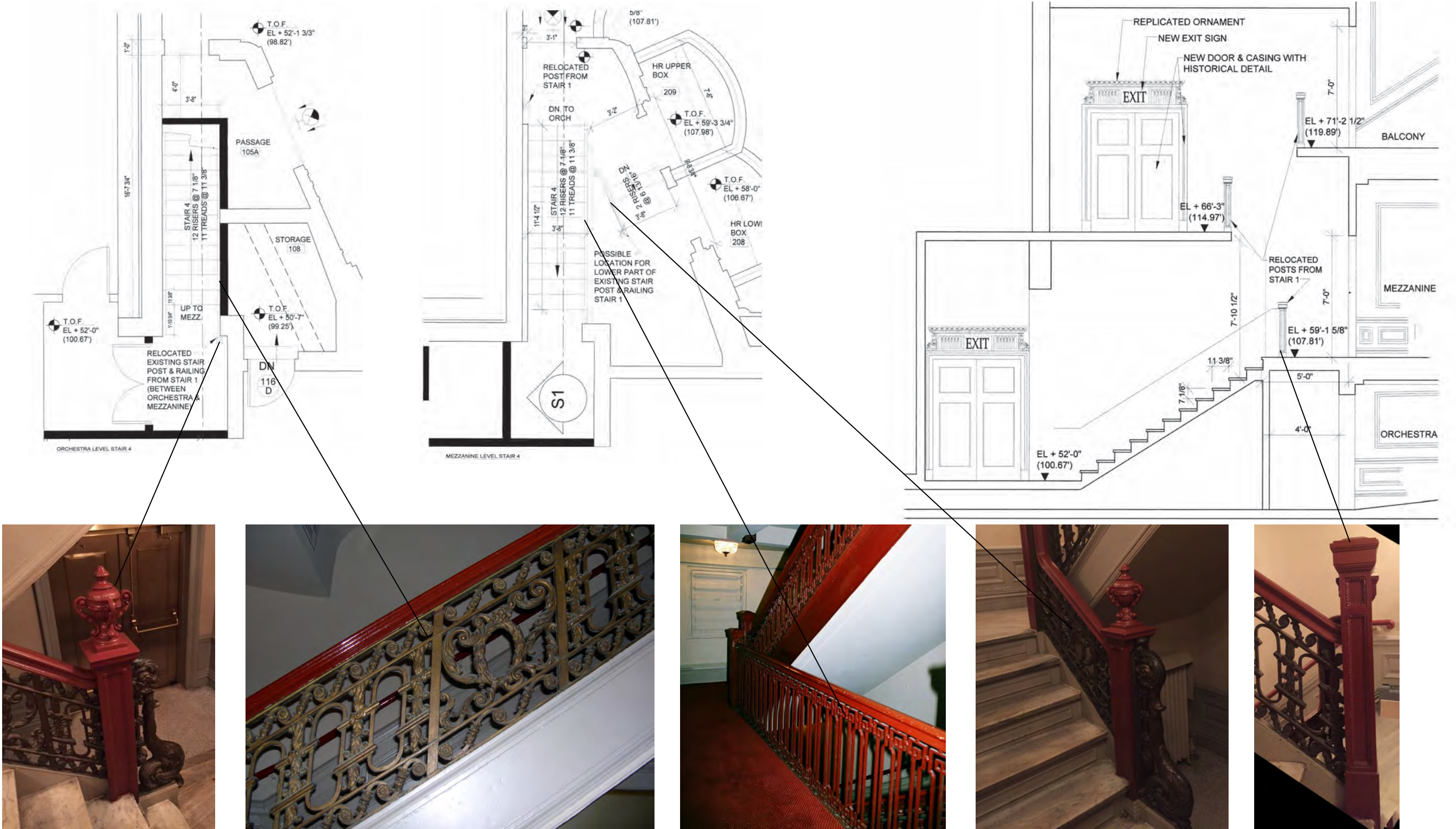
Imperial Theatre LPC Package
249 West 45th Street
03/12/26



CORT / JAMES EARL JONES THEATRE PRECEDENT |

LPC Approval
COFA-19-18335

“removing the house right staircase between the orchestra level and the mezzanine level, salvaging the decorative iron railings, newel posts, and historic light fixtures, and re-using them at a new staircase between the house right boxes and the new annex, and installing a new staircase from the orchestra level to the basement”



LPC-43A

Imperial Theatre LPC Package
249 West 45th Street
03/12/26

March 17, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 11, LPC-26-07944

249 West 45th Street – Imperial Theater

Interior Landmark – Borough of Manhattan

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